

MDB Associates

CHARTERED SURVEYORS

Design and Access Statement & Heritage Statement

Prepared on behalf of

The Portman Estate

In connection with

23 Manchester Street, Marylebone, London, W1U 4DJ

February 2021

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Authorised for Issue: Michael D Bennett BSc Hons APMP MRICS

For and on behalf of MDB Associates

Date: February 2021

1.0 Assessment of Site & Its Context

1.1 Basis of Proposal

1.1.1 This design and access statement is prepared in accordance with the guidance as provided by Westminster City Council for Design and Access Statements by MDB Associates on behalf of The Portman Estate.

1.1.2 This application is made for Listed Building Consent to allow for the following works to be completed to 23 Manchester Street as part of an external maintenance and repair programme:

1. Replacement lead flat roof to the rear as identified on the drawings.
2. Replacement brickwork and repointing in isolated locations. Note: these works will be priced provisionally, and the exact extent and locations will be confirmed following a repair survey when the scaffolding has been erected.
3. Replacement of sections of stucco render in isolated locations. Note: these works will be priced provisionally, and the exact extent and locations will be confirmed following a repair survey when the scaffolding has been erected.
4. Application of solar reflective paint to the flat roof at the rear as identified on the drawings.
5. Flaunching repairs to one chimney breast as identified on the drawings.
6. Lifting and re-bedding of existing coping stones whilst inserting a DPC as identified on the drawings.
7. Replacement of paving slabs in the front lightwell as identified on the drawings.
8. Supply and install new external light fitting as identified on the drawings. Note: the data sheet for the proposed fitting has been submitted with this application.

1.2 The Building

1.2.1 23 Manchester Street is a Grade II Listed five-storey residential building built in 1790 and forms part of the Portman Estate.

1.4 The Portman Estate Conservation Area

1.4.1 The Portman Estate was first designated as a conservation area in 1967 to cover the late 18th and early 19th Century residential properties developed by the Portman Estate. It was extended in 1979 to include parts of Seymour Place and Marylebone Road and once again in 1990 to include Portman Square and parts of Oxford Street and an area north of Crawford Street.

1.4.2 There are approximately 600 Grade II listed buildings and a handful of Grade I and Grade II* listed buildings within the conservation area. The key features of the area are:

- The highly disciplined and formal layout of the squares and streets.
- The grid pattern of streets and squares spreading north and west from Portman Square.
- The formal 18th Century planned hierarchy of square, thoroughfares and side streets.
- The hierarchy of first and second-rate houses on main roads and squares and third rate houses on side streets.
- The general construction of the houses within the conservation area is stock brick with modest stucco dressings. Some of the buildings have more extravagant stucco bases.

2.0 Design, Appearance & Sustainability

2.1 Purpose of Proposal

- 2.1.1 The purpose of this proposal is to restore, repair, preserve and protect the external fabric as part of the cyclical maintenance works to the property.
- 2.1.2 The proposed external alterations as identified above and on the attached drawings will have a positive affect on the character of the property, as the works will reenergise the external features and improve the construction methods increase the buildings' serviceable life.
- 2.1.3 Where repairs or renovation works have been identified, the specification will be to match the existing finish and therefore no alterations are proposed to the appearance unless stated otherwise.

2.2 Proposed Relationship to the Existing Building and Setting

- 2.2.1 The proposed external alterations to the existing fabric and construction are minimal to the overall character and scale of the property.

2.3 Neighbourly Issues

- 2.3.1 The proposals have not been discussed with the owners of the neighbouring properties surrounding 23 Manchester Street. However, the proposal will have a minimal effect on the view as seen from pedestrian level and / or the properties down the street.

2.4 Accessibility

- 2.4.1 Access to the building will remain as existing for the duration of the works.

2.5 Impact on Public Routes

- 2.5.1 The proposals will not have an impact on the public routes.

2.6 Landscaping

- 2.6.1 There are no proposed alterations to the existing landscaping.

2.7 Consideration of Appearance and Alterations

- 2.7.1 The proposed alterations and works will respect the listed nature of the building and surrounding area. All materials and methods of construction proposed are sensitive to the nature of the property and surrounding area.

2.8 Materials

- 2.8.1 We have specified all materials used to be in keeping and sympathetic to the existing fabric of the building and the surrounding properties. The proposed works are as identified above and on the attached drawings.

2.9 Impact on Street Scene

2.9.1 There will be no impact to the street scene.

2.10 Sustainability of Proposal

2.10.1 The proposals for the external repair and improvement work will use materials to match the existing construction methods and techniques.

2.10.2 There will be a positive impact from the proposed work to the character and protection of the building as the works will repair and improve a number of elements within the building before they reach a state of deterioration, disrepair or a health and safety risk.

2.11 Storage of Waste and Recyclable Materials

2.11.1 The proposal does not affect the existing facilities in respect of storage of waste and recyclable materials.

3.0 Heritage Statement

3.1 Included in Appendix B is a copy of the English Heritage Listing in respect of the 'Listed Building' status. Our proposal will not affect or damage any of the details listed by the description.

3.2 The proposed alterations are minimal and will match the finish of the external elements of the building, unless stated otherwise.

3.3 The proposed works and alterations will be in keeping with the listed nature of the building and surrounding area.

4.0 Summary & Conclusions

4.1 In our opinion, the proposed alterations and improvement works to the external fabric will have a positive impact on 23 Manchester Street and there is no adverse impact on the surrounding area.

4.2 The works proposed to the external facades will extend and improve the lifespan of the appearance and building fabric of the property.

4.3 The choice of proposed materials is sympathetic to the existing building and respects the vernacular.

4.4 The design pays particular regard to the listed nature and relevant planning policies; we hope you support the proposals.

oooOooo **END** oooOooo

Appendix A

Schedule of Photographs

Appendix A – Schedule of Photographs

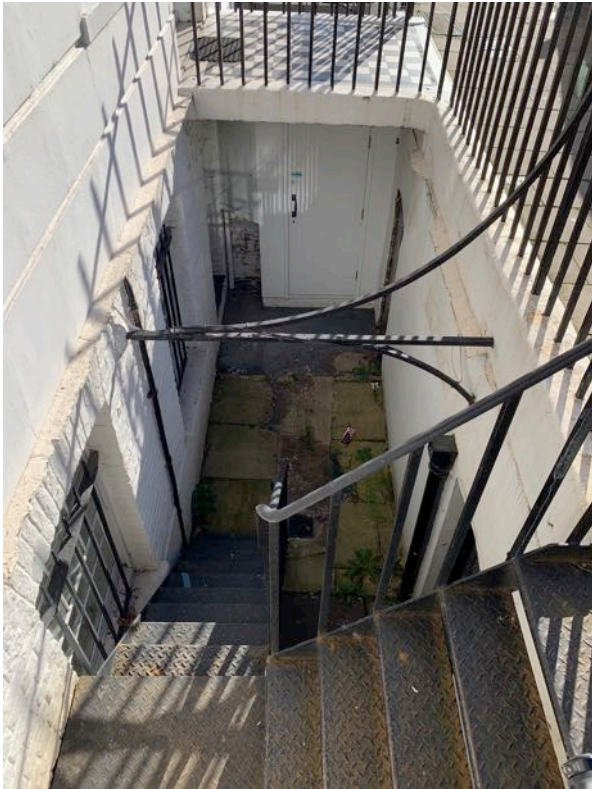


Photo 1: Front light well. Note the condition of the paving slabs to be replaced.



Photo 2: Front elevation viewed from street level.

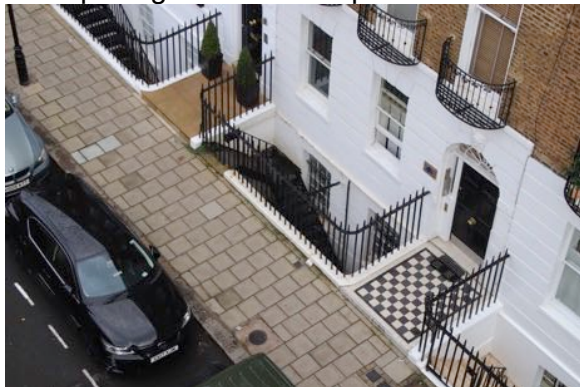


Photo 3: Upshot photograph of ground floor on the front elevation.



Photo 4: Upshot photograph of the front elevation.



Photo 5: Upshot photograph of the right-hand side of roof.



Photo 6: Upshot photograph of the left-hand side of roof.

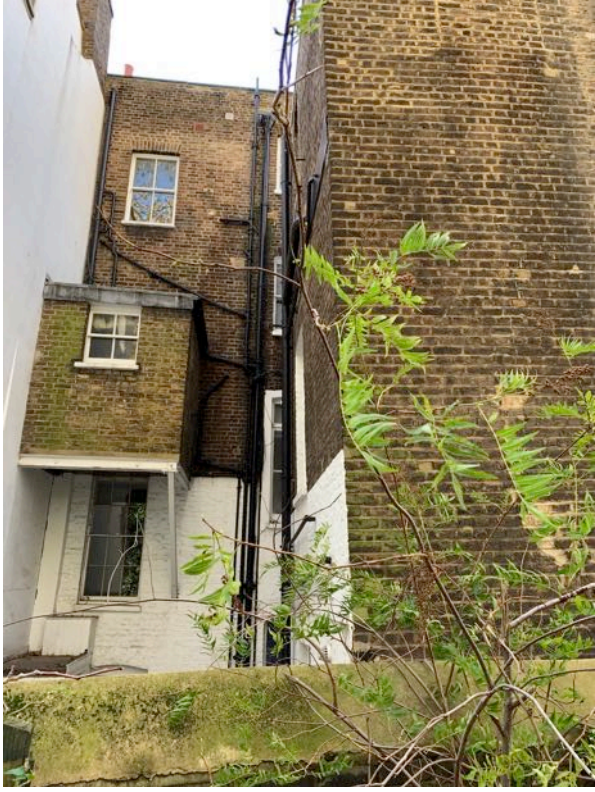


Photo 7: Rear elevation viewed from the local park.

Appendix B

Historic England Listing



Historic England

 Sign in

Search the site 

18-27, MANCHESTER STREET W1

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1239396

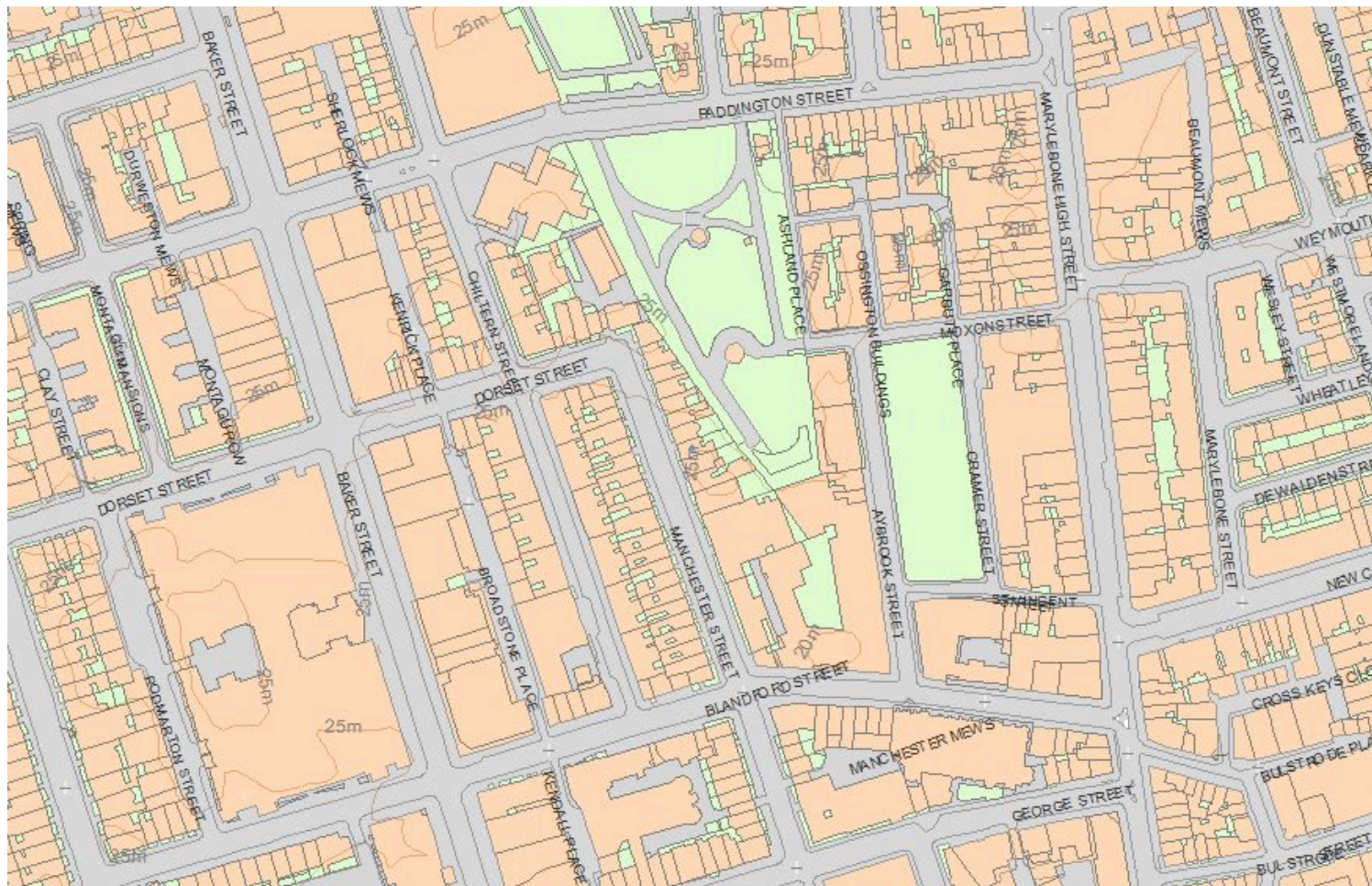
Date first listed:

05-Feb-1970

Statutory Address:

18-27, MANCHESTER STREET W1

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1239396.pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 23-Feb-2021 at 14:25:15.

Location

Statutory Address:

18-27, MANCHESTER STREET W1

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

City of Westminster (London Borough)

National Grid Reference:

TQ 28165 81664

Details

TQ 2881 NW CITY OF WESTMINSTER MANCHESTER STREET, W1 44/34 (east side)

5.2.70 Nos 18 to 27 (consec)

G.V. II

Terraced houses. c.1790 Portman Estate development following on Manchester Square and contemporary with Baker Street. Stock brick, with channelled stucco ground floors (some plain); concealed slate roofs. 4 storeys and basements. Principally 3-window fronts (4 windows to Nos. 26 and 27). Semicircular arched doorways, adjoining at Nos. 18-19 and 20-21, to right on rest except centre left doorway to No. 26; guilloche, rosette or flute decorated Coade impostes and banded head keystones; panelled doors, moulded doorheads and fanlights, some retaining radial pattern. Recessed sashes under flat gauged red brick arches to upper floors, those of Nos. 18, 19 and 20 with stucco surrounds throughout and stucco surrounds to 1st floor windows of No. 24. 1st floor plat band. Crowning stucco cornices and blocking courses. Cast iron geometric patterned balconies across 1st floor. Cast iron area railings with urn finials.

Listing NGR: TQ2816581664

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

417088

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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Appendix C

Supporting Specification Details

Supporting Specification Information

Application Reference: TBC
Property Name: 23 Manchester Street
Date: February 2021
Revision: -

1. Site Survey / Investigation

Once the scaffolding has been erected on site, the Contractor facilitate a full survey of the fabric of the building by the Contract Administrator. Following the inspection, a fully itemized schedule of repairs will be produced to identify the works required, but not limited to, the following items:

- Brick replacements.
- Brickwork repointing.
- Chimney pot replacements.
- Chimney re-flaunching.
- Stone repairs.
- Stucco render repairs.
- Roof tile replacements.
- Replacement panes of glass where broken.
- Replacement rainwater goods.

All features listed will undergo a visual inspection in the first instance, followed by a light claw hammer test to identify all hollow, loose and deteriorating sections (where applicable) all in accordance with the RICS guidance.

2. Brickwork Replacement

All bricks are to be reclaimed and to match the existing in every respect. The Contractor is to acknowledge different bricks will be required for different buildings and one brick style may not be suitable for all properties.

Carefully rake out the mortar between any loose or defective bricks as marked up during the repair surveys. Remove the bricks and set aside any which can be reclaimed; any which are in a poor condition are to be disposed off site. Supply and lay reclaimed bricks to match the existing in every respect and bed in 4:1:0.25 sand / lime / brick dust mortar (or as directed by the lab analysis) and pointed to match surrounding profile and as described below. Note; the laboratory analysis described below under brickwork repointing will be applicable here too.

3. Brickwork Repointing

A sample of the existing mortar will be taken for laboratory analysis. The mortar will be raked out to a depth of at least 30mm to ensure the older mortar at the rear is used for sampling purposes. Upon completion the Contractor is to invite the Contract Administrator to inspect the sample.

All pointing is to be removed by hand. The centre of the mortar joint may be cut with a thin cutting disc to start with but under no circumstances shall the mortar joint be raked out with power tools. Any bricks or other masonry units which have been damaged by careless mortar removal will be replaced.

Carefully rake out by hand any loose or defective mortar as described below / marked on the drawings to a guide depth of 20mm or twice the height of the joint (whichever is greater). Please note, the actual depth will be dependent on the level of repair required following the schedule of repair survey which will be confirmed by the Contract Administrator.

Brush down all joints and repoint in 4:1:0.25 sand / lime / brick dust mortar (or as directed by the lab analysis) and pointed to match surrounding profile. Note; Non-hydraulic lime (lime putty) is to be used for all repointing works. The lime mortar strength in accordance with the chart on Limetec.co.uk is 3.5 for general pointing and 5 for all rooftop pointing which is preserved to have a higher exposure.

4. Chimney Re-Flaunching

Carefully remove any loose flaunching from the base of all chimney pots and dispose of all arising off site. Clean down all surfaces with a stiff brush and remove all arising from site. Apply 4:1:0.25 sand / lime / brick dust mortar flaunching with hair reinforcement in the following layers and build up to match the same profile as existing:

- Coarse stuff – 10mm layers max.
- Medium stuff – 7mm max final layer.

Note; Non-hydraulic lime (lime putty) is to be used for all repointing works. The lime mortar strength in accordance with the chart on Limetec.co.uk is 5 Class I.

5. Stucco Render (Repairs and Replacement)

A sample of the existing stucco render will be taken for laboratory analysis and the results will be utilised to provide a mix which matches the existing in every respect.

Carefully cut out loose and hollow existing render to all previously rendered surfaces including but not limited to window reveals, upstands and wall surfaces. Carry out lime and cement stucco 3 coat work in patches using lime and cement stucco mix with a 9mm render coat (Lime Render Base), 9mm floating coat (Lime Render Base) and 6mm finishing coat (Lime Render Finish) and finish flush with adjoining surfaces. Strike the front edges to achieve a neat finish.

6. Roof Tile Replacement

Carefully remove any damaged slates identified by the CA using a slater's ripper and dispose off site. Provide new Code 4 lead tingles fixed with galvanised / copper nails to the batten below. Supply and fit new natural Welsh slates to match the existing in every respect of size, shape, texture and colour and secure in place with the new lead tingle.

7. Lift and Re-bed Coping Stones

Remove all existing coping stones to permit the reconstruction of the parapet wall. Clean the existing coping stones removing all debris, grit, staining, excess mortar and the like and set aside to be re-instated. Upon completion of the reconstruction described elsewhere, rebed the coping stones to the same position as removed, using a mortar mix of 4 : 1 : 0.25 sand / lime / brick dust) and point all joints to match surrounding profile. Prior to re-installing the coping stones, lay a new 1200 gauge

DPC to suite the width of the wall and bed in a mortar mix 4 : 1 : 0.25 sand / lime (non-hydraulic lime (lime putty) – strength 5) / brick dust) and point all joints to match surrounding profile. Note; the DPC is to be installed directly under the coping stones.