



# Design and Access Statement

Flat 6  
Wimpole House  
29 Wimpole Street  
London, W1G 8GP

# Introduction



28-29 Wimpole Street, Westminster, 1955, London Picture Archive, Catalogue no: SC\_PHL\_01\_330\_55\_2533

## Introduction

This Design and Access Statement accompanies the application for the internal refurbishment of the existing property at Flat 6 Wimpole House, 29 Wimpole Street, London W1G 8GP.

## Site Description

Wimpole House located in Marylebone, London, at the intersection of Wimpole and New Cavendish Streets, originally built in 1893 as a group of town houses. The building is grade II listed, and situated within the Harley street Conservation area. It is distinguishable for its strikingly ornate pink terracotta facade designed in the Flemish Renaissance style by architect Charles Worley.

The architectural language of the Harley Street Conservation Area is formed predominately by terraced houses of different periods. The conservation area contains several medical facilities around Harley Street, institutions and embassies around Portland Place, and showrooms around Great Portland Street.

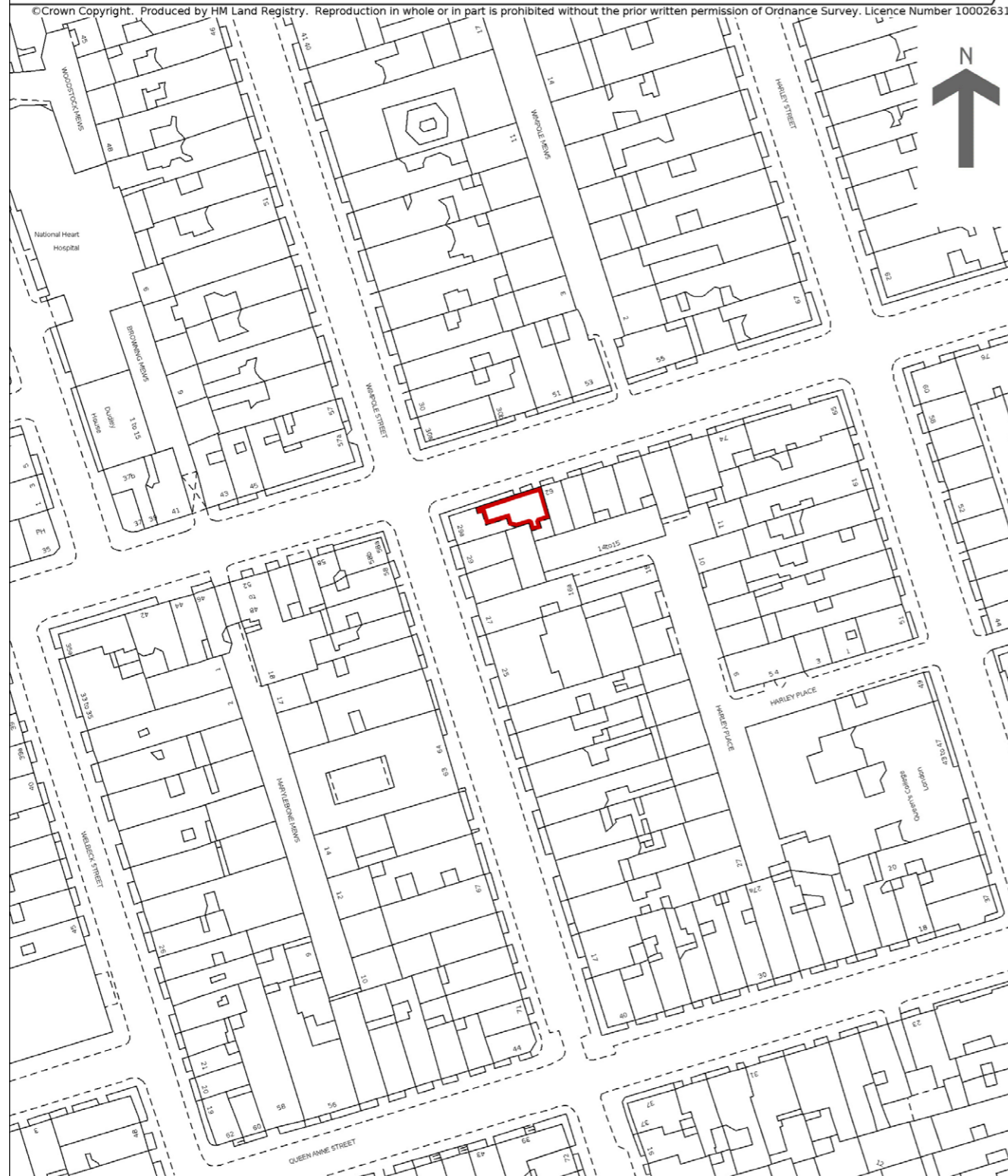
# Location and Title Plan

HM Land Registry  
Official copy of  
title plan

Title number **NGL906172**  
Ordnance Survey map reference **TQ2881NE**  
Scale **1:1250**  
Administrative area **City of Westminster**



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## Planning history

There have been no planning applications for Flat 6 29 Wimpole House, however there have been several internal alterations that have taken place in the building over the last 15 years.

The most recent Listed Building applications are:

November 2019	<b>Flat 10</b>	19-09123-LBC	<b>Internal alterations and refurbishment including changes to layout</b>
June 2018	<b>Flat 16</b>	18/05216/LBC	<b>Internal alteration and replacement rear dormer windows</b>
February 2012	<b>Flat 8</b>	12/01278/LBC	<b>Internal alterations at 3rd floor level</b>
August 2009	<b>Flat 14</b>	09/06790/LBC	<b>Internal alterations at 5th floor level</b>
May 2009	<b>Flat 4</b>	09/03262/LBC	<b>Internal alterations at 2nd floor level</b>
October 2005	<b>Flat 3</b>	05/08776/LBC	<b>Internal alterations at 1st floor level</b>

# Proposal

The flat has been vacant for a prolonged period and has not been renovated in many years (likely decades). As such, the property has fallen into a state of disrepair, with cosmetic cracks, and extensive peeling plasterwork. Therefore a comprehensive refurbishment including re-plastering walls and ceilings, and replacing floor skirting and ceiling cornice that are in a state of disrepair is intended.

# Plan

## Ceiling cornice



Add ceiling cornice- none currently exists



Replace ceiling cornice to match existing





01 .

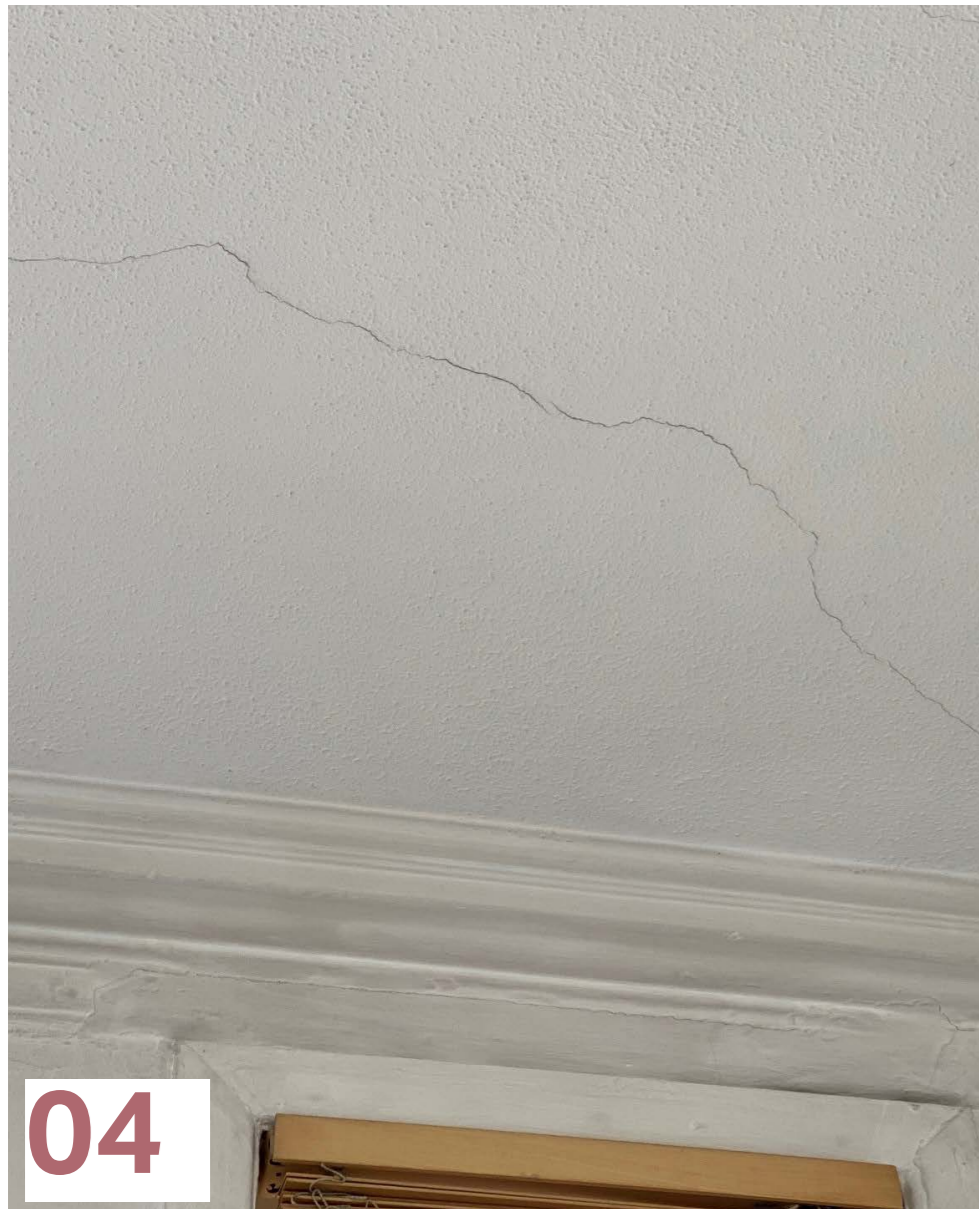
The ceiling cornice in the entrance hall has been painted so many times that the original detail is indistinguishable. The cornice will be replaced with a new cornice that matches the existing as closely as possible.

02.

The cornice, which is non-existent in bedroom 01, will be added to match the existing cornice in bedroom 02 as closely as possible.

03 / 04

Similarly the ceiling cornice in bedroom 02 and the living room is in a very poor condition. It has been advised that the current cornice is beyond repair and should be replaced. The cornice in these rooms will be replaced with a new cornice that matches the existing as closely as possible.





# Plan

## Floor skirting



Replace floor skirting to match existing



01/02/03/04

The skirtings, which vary in height through out the property, are in very poor condition and it has been advised that they are beyond repair and should be replaced. They will be replaced to match the existing higher skirting.



# Heritage

Wimpole house was originally designed as a series of separate townhouses with separate entrances along Wimpole and New Cavendish Street. The front elevations are designed in a decorative Flemish Renaissance style and the rear elevations facing the mews are simply detailed in London stock brick which is very sparing in decorative detail.

The layout of Wimpole House was modified in the mid twentieth century when it was converted into apartments. A single entrance at 29 Wimpole Street became the means to serve access to all of the flats. The ground floor is occupied by an eye hospital accessed through a separate entrance at ground floor.

Flat 6 is located on the second floor and has the bedrooms facing New Cavendish Street and the living space as dual aspect facing both New Cavendish and the mews at Harley place. The proposed works will have no impact to the grade II listed external facade or roof or common areas of the building. The internal decor of the flats have little of note as they have been heavily altered in the past.



New Cavendish Street elevation