



38 Queen Anne Street
London

Client:
**I.denticle LTD/Wimpole Street Dental
Clinic**

HERITAGE IMPACT ASSESSMENT

PRECIS

Heritage Consultancy services are provided in response to proposals to make internal changes to the building. The change from an office to a surgery requires additional services to bring the space up to date with the new Dental occupant. As it is a listed building, expert assessment of its architectural and historical significance was undertaken. The proposed changes are measured against recognised criteria for impacts on a heritage asset and results in a qualified appraisal against conservation and design criteria. A Heritage assessment supports a formal statement for planning.



1st October 2021

ISSUE

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1.0 INTRODUCTION

This report is intended to support applications for planning permission and listed building consent to be submitted to Westminster City Council on behalf of I.denticle LTD/Wimpole Street Dental Clinic. The report demonstrates the architectural and historical significance of 38 Queen Anne Street and makes an assessment of the impact of the proposed use of the property as a dental surgery has on the special interest of the listed building.

The building has already been stripped by Howard de Walden and the internal space is ready for a new occupier. It is proposed to make internal changes to the building in the form of refurbishment and infrastructure works to bring the space up to date with the new dental surgery tenant.

Reconciling development within the setting of Westminster is an exercise that demands a level of understanding, observation and sensitivity. The starting point of such an analysis is in defining the qualities of the building and its relative significance. It is then possible to assess the degree to which the proposals will cause an impact on the historic and architectural character of the building.

The architectural and historic survey (3.1) gives an assessment of the internal parts of the building. It goes on to confirm that there have already been light alterations and changes of decorative order connected with the former use of the building as offices. Many alterations were carried out in 2010, including internal works, the removal of stud partitions at ground floor level and ground floor cooling and vent services.

The mode for interior decoration is neutral and the overwhelming character of the space is given by the tall ceilings on lower floors, large windows and temporary plywood floors. Only the decorative scheme given by the white walls from its last use forms a common theme which is present in the current material nature of the internal space

An assessment of the heritage asset is important in allowing the impact of the proposals on the conservation of the building to be fully understood. This Heritage assessment will act on the premise that where there is internal historic fabric remaining in situ, it will be conserved.

The application site consists of a basement, ground and three upper floors and is grade II listed and located in the Harley Street Conservation Area

Development which affects the special interest of a listed building or its setting requires listed building consent and planning permission.

1.1 The Proposal

It is proposed to make changes to the five floors of 38 Queen Anne Street for use as a dental surgery. In keeping with the use of this nature it is important to have rooms for waiting, counselling and surgery. The changes are all contained within the existing room layout which is constant over all floor levels. As a result, there is no need to sub divide the current space or remove any walls.

A partition wall will be created in the basement to bring about the separation in space and all other changes proposed are within the existing to the floor/ ceiling level. There will be no extensions to the building and the façade will remain the same.

In the recent refurbishment all modern furniture, engineered timber floor coverings and other finishes and fittings have been removed, leaving a blank shell for the new items to be inserted in keeping with the identity of the new business.

1.2 Methodology

The Heritage statement gives an approach to understanding the special interest and significance of the listed building. In keeping with NPPF the material considered in this review is proportionate to the listed status of no 38. As the building is located in the Harley Street Conservation Area it is also important to recognise its importance as part of this designated area and the general townscape. The architectural and historic context of the site is covered in Section 2 of this report.

Section 3 goes on to assess the current status of the internal spaces with a view to judging the degree of importance it has on the listed building. The understanding of the status of the internal space and the condition of the walls has informed the decision to undertake the refurbishments that is made in this report.

It is important to identify any historic scheme of decoration that should be preserved. Assessment of the internal spaces will isolate any original features such as finishes on woodwork, doors, wall-panelling, cornice work, pictures rails and timber mouldings around windows and doors. Where these are evident, they would need to be isolated and treated with great sensitivity.

As an office the necessary business technology was achieved through miniature cabling and service channels. Such infrastructure required non-invasive methods on installation and operation. As a Dental surgery the need for wider pipes is brought about by the need for the place to provide a route for extract/ chair suction and pressurised air.

The statement provides justification for the changes to the new service routes. This will outline the rationale and method towards the new scheme, indicating that such changes can be introduced in a way that works within the existing historic fabric and is sensitive to the character of the historic building.

This report is based on information collected from a variety of primary and secondary sources, including local records and photographs. A collation of existing written and graphic information has been assessed in order to identify the character, extent, and significance of the known historic interest in the resource, including their local, regional or national significance as appropriate.

This assessment has relied upon:

- Site photographs from site visit taken on 14th September 2021
- Various published evaluations of the history of Harley Street:
- Survey of London (Bartlett School of Architecture, University College London Website: <https://www.ucl.ac.uk/bartlett/architecture/research/survey-london>)

1.3 Policies

National:

The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building. Section 72 imposes a similar duty in respect to preserving or enhancing the character or appearance of a Conservation Area.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – the legislation which provides for the designation and protection of listed buildings and their settings and Conservation Areas.
- The National planning policy framework, July 2021 (NPPF), in particular, chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- Harley Street Conservation Area Appraisal

The NPPF builds on a history of legislation and guidance requiring local planning authorities to identify areas of ‘special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and then to pay ‘special attention to the desirability of preserving or enhancing the character or appearance of those areas. Heritage assets are the central all-encompassing tenant of the conservation strategy.

Mapping and assessment in Section 2 demonstrate how the past has shaped the present landscape and it provides the evidence base required for plan making. It shows the development of the history, fabric and character of this part of Harley Street with an understanding of its origins, how and why it has changed over time.

This information helps understand the impact of a proposal on a heritage asset so as to avoid conflict between the heritage asset's conservation and any aspect of the proposal.

In accordance with *paragraph 194* of the National Planning Policy Framework (NPPF), the document will provide sufficient information about the heritage significance of the building and its contribution to the character and appearance of the conservation area to determine the application. Furthermore, it assists the local authority's duty to have special regard to the desirability of preserving the setting of listed buildings and of preserving the character and appearance of the conservation area.

Local Plan

The Westminster City Plan (2019-2040) was adopted on 21 April 2021. Local policies stated here encourage development to enhance the character of historic areas and preserve the special character and historic interest of certain buildings.

The Council pays particular attention to design matters when considering planning applications, including for its own developments, to ensure that the character of the area is enhanced and protected. Policies relevant to this scheme include Policy 39 of Westminster's City Plan.

Policy 39 (Heritage) requires proposals to preserve listed buildings and enhance the special character and appearance of Westminster's conservation areas and their settings. Any new development will be expected to preserve and enhance features of special architectural or historic interest that a listed building possesses.

Given the architectural fabric and features of the building along with the elements of the original layout that are likely to contribute to its significance, an assessment of the proposed alterations and refurbishment is needed.

The long-term management of heritage assets is essential and the Council will ensure that adequate measures are taken to maintain heritage assets which may, through neglect, fall into disrepair and result in irreparable damage or loss.

Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.

2.0 ARCHITECTURAL and HISTORIC CONTEXT



Site Location

2.1 Summary History

18th century

The area is formed within the boundaries of the ancient Manor of St Marylebone, whose early development was shaped in part by the River Tyburn. Owned by an Abbey in the Middle Ages when James I sold the southern part of the land in 1611 and in 1708, (when the area was still open fields) it was purchased by John Holles, Duke of Newcastle.

The Duke's daughter and heiress, Lady Henrietta Cavendish, married Edward Harley, Second Earl of Oxford. Having seen the growth of the great squares and streets south of Oxford Street, they developed the estate, which began with Cavendish Square in 1719. By 1746 only the southern part of the area had been developed as far west as Marylebone Lane and the area of Langham Street was still open fields.

In 1717, surrounded by fields, Cavendish Square was laid out and the central garden enclosed and planted as the first move in new development north of Oxford Street. By the 1750s houses started to go up in adjoining streets.

During the middle and late eighteenth century the building of the main streets, Harley Street, Wimpole Street and Welbeck Street, progressed northwards, and the standard

Georgian four-storey, townhouses were laid out in a nearly regular grid-iron pattern. With the exception of Queen Anne Street, which was of equal importance, the cross streets were minor streets with smaller houses away from the main frontages and giving access to the mews.

In the latter part of the eighteenth century the most prominent architects of the time, the Adam Brothers, also became involved in developing the estate, most particularly Mansfield Street, completed in 1773.

Portland Place, laid out in the 1770's, was not designed as a thoroughfare but was a 'close' of great houses terminated by Foley House on the south where Langham Place is now. From here it opened onto the Marylebone fields (Regent's Park) on the north. Many of the building plots in Portland Place and the adjoining streets were taken by the Adam Brothers who were responsible for the grand terraces of Georgian houses that were to attract many fashionable and wealthy residents.

Horwood's Map of 1792-99 shows development of the whole area from Oxford Street to the New Road (Marylebone Road) was mainly complete, stopping short only in Harley Street and Portland Place.

19th century

In the early nineteenth century, the most significant developments took place around Portland Place, as the leases on Marylebone Park (Regent's Park), which was then still in agricultural use, reverted back to the Crown in 1811. John Nash incorporated Portland Place into his town planning scheme to create a 'Royal Mile' to lead from Carlton House to Regent's Park.

The connection at the south end of Portland Place with the new Regent Street swept around to form Langham Place and Nash built All Souls Church at the axis, at the head of Regent Street in 1822-24. The north end of Portland Place still opened onto the vista of Regent's Park but was linked by the semi-circle of Park Crescent and by Park Square as a thoroughfare to Regent's Park.

In the mid-nineteenth century the area first became associated with the *medical profession*, as the City's medical consultants followed a fashion to move westwards. A location in the southern part of Harley Street, as close to Cavendish Square as possible, was considered to be most prestigious.

The estate remained in the possession of the Dukes of Portland until the fifth Duke died unmarried in 1879. The estate then passed to the **Howard de Walden**, in 1889, in whose family it remains today. In the late Victorian and early Edwardian eras, the Howard de Walden Estate sought to tackle the decline in some parts of the area.

The majority of nineteenth century development in Harley Street took place in this period; It is represented mostly by small-scale redevelopment of single or double

Georgian plots, as well as the replacement of older terraced houses by larger groups of mansion blocks and terraced housing.

20th century

During the 1890s and 1900s many Georgian houses, in Harley Street, Wimpole Street and Devonshire Place, were rebuilt in the more flamboyant late Victorian and Edwardian styles, reflecting changing tastes. A greater proportion of houses were rebuilt in this way at the southern end of the conservation area. Along Oxford Street, the character of the area had also begun to change as large purpose-built department stores replaced smaller shops from the late nineteenth century and the scale of the development in this part of the conservation area changed.

Later in the twentieth century, the eastern and southern parts of the conservation area in particular underwent substantial redevelopment, much of which on a considerably larger scale occupying wider plot widths than the original Georgian buildings. Parts of Portland Place were redeveloped in the interwar period, with large Portland stone *Beaux Arts* buildings.

2.2 Development of Queen Anne Street

Queen Anne Street and Chandos Street were conceived in the 1710s as part of the layout for the Cavendish–Harley estate. The two streets were initially projected to run respectively much further east and north than they currently do as their length was curtailed by the building of Foley House in its spacious grounds. The result is a single street with a right-angle turn, where stone-faced Chandos House looks down to Cavendish Square.

In the 1750's, building on the estate generally began again, as the south side of Queen Anne Street between Harley Street and the top of Chandos Street had been sold freehold to the Duke of Chandos. Queen Anne Street was fully built up by 1770.

Twenty-two of the original houses survive and many were rebuilt on expiry of the first leases in the 1880s–90s. The common style was the Queen Anne style favoured by the Portland Estate. Most were in use as medical consulting rooms. Offices were rebuilt in 1936–7 for the Howard de Walden Estate, which has since annexed the adjoining building at 35 Harley Street for the same purpose.

The first development in Queen Anne Street was mainly carried out in conjunction with that of the more prestigious north–south streets and involved many of the same individuals. The plots on the north at no's 12–16 were part of John Corsar's 1758 development sphere, extending around the corner into Harley Street.

The buildings at Nos 18–22 were built up by Thomas Huddle as part of his large 1757 range along Harley Street.

West of this, the street was built up from the late 1750s to mid-1760s by various hands, including those of Samuel and Abraham Adams, Thomas Bird, William Lloyd and George Mercer. In the late 1750s Marylebone Basin was filled in and Mansfield Street was subsequently laid out on the site. From there to Wimpole Street the frontage was built up in the late 1760s by John Devall, who had earlier worked with Thomas Huddle in Wimpole Street and elsewhere on the Portland estate.

Many of the houses in Queen Anne Street were smaller than those on neighbouring streets, and there were always some shops or other businesses. However, a handful of titles among the early occupants, and a number of MPs, suggest a predominantly elevated social make-up from the start.

Queen Anne Street was a good address, but the purely residential element became small as the number of medical practitioners rose steadily from early Victorian times. **Nos 24–28, 34, 38 and 40** are the survivors of a row of twelve, built in the early 1760s on land contracted for by the brickmaker Thomas Huddle, the carpenter Samuel Adams and others in 1757–8.

More Recent development

The early colonization of Wimpole Street by dentists made this the obvious location for the General Dental Council and the British Dental Association when both institutions came to build new headquarters after the war. In recent years mainstream medical practitioners have been joined by increasing numbers of cosmetic surgeons, as this branch of medicine becomes both more widespread.

At no 38 there is a series of recent planning consents, listed below:

- Internal alterations to the basement and third floors, including the partial infill of the rear courtyard (20/00533/LBC)
- Use of basement, ground, first and second floors for medical purposes (Class D1) for a temporary period of 25 years (19/04830/FULL)
- Use of the basement, ground, first and second floors for medical (Class D1) purposes for a temporary period of 20 years (12/10899/FULL)
- Listed building consent granted 6th January 2006 for the opening up of party wall between 38 and 40 Queen Anne Street at basement level (05/09844/LBC)
- Listed building consent granted 23rd April 2002 for the installation of partition in connection with the separation of the third floor flat and office accommodation (02/02459/LBC)

In the most recent consent, changes were approved for cooling and vent services at the lower and upper order of the building. This saw various minor internal alterations including removal of non-original partitions walls and reinstatement of partitions. There

was also partial infill of the rear courtyard to form a new consulting room including a new external glazed door and the installation of an air conditioning condenser within an acoustic enclosure and 17 internal fan coil units.

The latest internal works included the removal on non-original partitions so as to reveal the more original plan form to the building. This is particularly notable with the reinstatement of the consulting room at basement level. The recent reversion back to the original layout of the lower levels of the building means that the proportions of the original rooms have been restored.

The consented heating and cooling system was seen to provide a more efficient and effecting source of heating for the building replacing the former system. The reduction of running costs and energy efficiency were seen as benefits that would result. Equally, the creation of a new consulting room was considered to assist in attracting high quality occupiers.

I.denticle LTD/Wimpole Street Dental Clinic is attracted to the practical room sizes and the character of the old building. They have acquired the tenancy from the Howard de Walden Estate and need to make changes to create a fully operational and safe dental clinic.

It is important to note that in the works carried out between 2002 and 2020, all original features of architectural and historic interest were retained, including;

- Cornicing and ceiling friezes;
- Original panel doors;
- Sash Windows;
- Window and door architraves;
- Skirting boards, dado rails and ceiling roses.

To the external facades of the building all original decorative features have been refurbished and maintained. The windows to the building are timber sliding sash which have been subject to sympathetic repair so as to retain the original features

In the recent works non-historic stud partitions were removed and new floor coverings lain over the timber floorboards. Any internal decoration was taken down to leave the bank canvas as it currently is.

Mechanical and electrical services were upgraded with provision for the Installation of Fan Coil Units at ground, first and second floor levels. Radiators were removed and the new units are floor standing and secured to the supporting wall using a simple bracket. This measure is to ensure there is no damage to timber panelling/wall locations.

Whilst useful for an office operation the more intensive requirements of a Dentist require more robust pipework and larger vents to service extract/ outflow from each surgery.

2.3 Listed Building Designation

The building is located on the northern side of Queen Anne Street. The junction of Queen Anne Street and Wimpole Street is immediately to the west, whilst the junction with Harley Street is situated to the east.

38 Queen Anne Street is a four storey terraced town house consisting of lower ground, ground and three upper floors. The building is Grade II listed and was constructed around 1765-1775 for the Portland Estate Development. The building is of stock brick construction with rusticated stucco at ground floor level beneath a slate covered mansard roof.

The building is Grade II listed and the listing description is as follows:

“No. 38 G.V. II Terraced town house, c1765-1775. Portland Estate development. Stock brick with rusticated stucco ground floor; slate roof. 4 storeys and basement. 3 windows wide. Square headed doorway to right with stucco Doric pilaster doorcase; dressings and voussoirs, those on upper floors under flat gauged arches, with bracketed sills on 1st and 2nd floors. Enriched plat band finishing off stuccowork at 1st floor level. Stucco crowning cornice and blocking course. Early C20 iron area railings. Interior retains stone geometrical staircase with wrought iron balustrade, some good friezes and cornices, ceilings etc”.

2.4 Conservation Area Context

Harley Street Conservation Area was first designated in 1968. The area is characterised by its tight-knit network of terraced townhouses, most set in a regular grid street layout. The area has a dense, urban feel, with a consistent built form that generally occupies narrow plot widths.

Whilst the architecture on Queen Anne Street is largely Georgian in character and scale, there are many variations. Plot widths range from two bays to four bays wide, and building heights also vary, with some having attic storeys set above a projecting modillion cornice. There is a range of architrave and pedimented window surrounds; some have had more elaborate stucco decoration added during the Victorian era, whilst a small number have been entirely stucco faced.

Queen Anne Street's character is gained from the length of the road and the general plainness and uniformity of the Georgian houses. Yet there is some variation in the brickwork and the presence of white render creates some diversity.

3.0 FORM & SIGNIFICANCE OF NO. 38 QUEEN ANNE STREET

No 38 is a terraced town house, originating from the Portland Estate development of c.1765-75. It is over 4 storeys (plus basement) and is in stock brick with a rusticated stucco ground floor and a slate roof. It is distinguished by Classical elements to the porch and Doric detailing presents a high status building.

Part of its external appeal is in the 20th century iron area railings, dressings under flat gauged arches and the scrollwork.

Internally the building has been used for offices with alterations undertaken over a period of time to accommodate tenant's requirements. This included basic partitioning and the construction of false ceilings. The space at first and ground floor level has already been subject to vertical distribution of condensing and refrigerant pipework within a purpose-built duct channel created in the corridor. Plant is located externally at basement level to the rear.

The second and third floor levels of the building provide offices and a flat which was last upgraded in the early 2000s, when a partition was installed to create a third floor flat separate to the office accommodation.

In the most recent refurbishment, the distribution of condensing pipework within the office accommodation was installed in ceiling voids/ along boxing in the walls. This ensured there was no disruption/intrusion to the main fabric of the building.

3.1 The Building

The ground floor is accessed by steps to the right hand side of the building which lead up from the road. On the left hand side is the lightwell, a feature of the basement and its spaces. The original spaces of the rooms are arranged to the front and rear of the building with the hallway and staircase sited on the right hand side on all levels.

The internal wall which divides the front from the rear is aligned in an east-west direction. The rooms are accessed from a designated door opening in the hallway. The room sizes on the basement, ground, second and third storeys share common dimensions. Whilst the main front room on the first floor occupies additional space, as the hall way has been shortened on its south side to allow for extra room.

The surviving evidence of the building as a house is given through the size of the first-floor windows and this imbues some significance to the historic record of central London. It may be compared with the other buildings of the earlier Portland Estate that also had an important residential function.

The building has Georgian proportions and qualities with the middle and upper storeys balanced well with the stucco rusticated façade on the ground storey. Whilst the second and third storey have a residential character with well-sized sash windows set on stuccoed sills and scrolls; the first floor, in contrast, has full height windows emphasise the former use (social) of the space at this level.

No 38 has a narrow frontage, stucco-faced to the ground storey and is of dark brown brick above – the latter chosen at a time when air pollution and soot had blackened most of London’s street architecture

3.2 Exterior:

Front elevation

The principal elevation of the building contributes positively to the conservation area and represents the late-18th century redevelopment of central London. The listing description appraises the exterior of the building for its Classical character, comprising parts of the front and roof which contribute to the whole.

It is a good example of a late-18th century style, containing the usual level of ornamentation, as seen in the columns, dressings and windows. Therefore, the elevation is typical of the Classical idiom and consequently, it contributes highly to the significance of the building.

No 38 illustrates how a building on a confined site both harmonizes with its surroundings and has gravitas. The frontage is enlivened by the first-floor flat gauged arches, the plat band over the first-floor stuccowork and the parapet with slate tiles behind.

3.3 Interior

The last occupation of no 38 is noted by the former use of the space as offices on lower and middle orders with staff accommodation above on the third floor. Following the last refurbishment (strip out in 2020), all of the surviving original fabric was retained, including panel doors, wall panelling, window shutters, window and door architraves, skirting boards and dado rails.

The basement has limited original internal features evident to the building and the two rooms have effectively been completely remodelled to provide a blank canvas. The ground and first floor levels of the building have items of architectural and historic interest, especially to the historic front and rear principal rooms with the main original features evident at this level of the building.

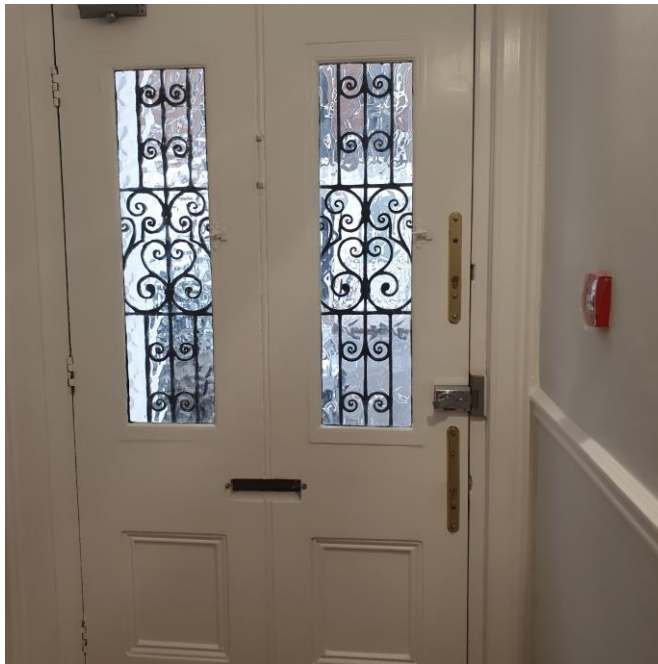
Two windows are distinguishing features on the landing between floors at Ground to 1st floor and 1st to 2nd.

All Floors

The space is divided by the existing original walls and decorative effects such as cornice and moulding that is seen to run consistently around the walls. The sections of floor in each room have original boards supported by large joists. Currently they are covered by plywood. Plaster wall/ceiling decoration is evident throughout.

A range of surface-mounted downlight fittings have been inserted and cabling is not visible as it is tracked through the ceiling cavities under the original floorboards. With regards windows, the large frames that are contemporary with the early building are seen in their full state in the front rooms. Whilst to the rear the windows are of a lesser height, in keeping with the secondary status given to the rear of buildings in the Georgian era.

There are early fireplaces sited in two locations on all floors. All interconnecting doors have architrave surrounds which in places complements the detail of the coving at upper level.



Entrance Reception

1st Floor: Cavity under floorboards/ joists2nd Floor; Existing cables under boards

3.3.1 Internal Survey (See Floor Plans & survey photos in Appendix 1)

Ground Floor

The window in both the front and rear rooms are timber sash, with panelled wooden shutters cast into the inset at the sides of the front pair. In the same manner as the fenestration to the rear, these windows are distinguished by being set back or recessed in the wall.

The pair of sash windows that open up to the road are a focal point in this space; the shutters (one) to the windows and the respective architraves are of great quality. With the exception of the window section, the cornice (two) is an unbroken length of moulding which wraps around the upper wall; a frieze is included within this decorative band.

These decorative touches are reinforced by the arched cupola (three) that is mounted on the inner wall. Serving no functional use, this element is likely to be the result of someone's personal taste in an earlier time. The ceiling rose (four) in the form of an acanthus leaf is also a common decorative effect in a high-status Georgian house and sets the standard for ceiling decoration found throughout no 38.

Finally, the fireplace (five) is located in the original position for such a feature, where it would have produced heat for the front room of the building. The detail of the ornamentation on the mantel is in keeping with that which is observed on the cornice and ceiling rose.

The door to the corridor is double width (six), which was a common practice for front rooms on the ground floor of buildings. The 4 panelled door is, whilst a later reproduction, of historic character and the architrave is probably original to the age of the building.

The central corridor which connects the front space to the rear is distinguished by the dark baluster and the ornate balusters on the stair which connect to the ground. The curve on the baluster at the lower end gives a sense of the space as being

distinguished; in conjunction with the width of the doors to the chamber at the front end and the lobby to the WC at the northern end, the space has a feeling of width.

The stair (seven) is a highly interesting feature. The stone steps have been covered with wooden treads and risers to give the stair a more attractive appearance; the handrail and the thin balusters are oak. The baluster on the stair is well appointed and the spindles have a practical function, whilst also creating ornamentation.

In the **rear room** the former site of the fireplace (eight) (now blocked in) is on the external wall. On either side of this feature are a narrow window (nine) and a full width sash (ten). It is noted that panels are formed below the windows, giving a decorative effect at the lower part of the wall which is complemented by the skirting that runs around the room. In keeping with the front room, a frieze is embedded within the cornicing that also circulates the room. The ceiling rose (11) is a focus in the centre of the space and it relates well to the wall decoration.

At the northernmost end of the building there are partitions that have been created to form the WC and wash room.

The basement is characterised by the north facing external wall with a sash window (12) to the side of the blocked in fireplace (13) looking out to the courtyard. A view is taken from the kitchen of this outside wall with its guttering pipework (14, 15) running in a vertical and horizontal direction.

Ground floor hallway/ landing

From the bottom half of the ground floor space, it is possible to understand the length of the whole and to appreciate its characteristic linear aspect. The staircase up to the first and second floor has a landing at the point where it returns back on itself.

The front of the space at the top of the stairs from ground to first is defined by a landing where there is an attractive multi paned window (16). Small, glazed panes are broken up by narrow frames and they are arranged in a geometric order that has great architectural presence. To the side of it is a service channel covered (17) by a panel screen that stretches the height of the space.

First Floor

The front room on the first floor is the most exceptional space in the building. Although they are shutterless, the windows have panelled sections (18) below which adds to their charm. The fireplace has qualities of the Adam type fireplaces popular in the Georgian period and, like the designed wall on the room below, there is a section of moulding that has been attached to the inner wall to form a rectangular shape (19). It is probable that rather than being decorative this may represent the space once occupied by a double width door to the rear room.

The frieze work and cornicing (20) is more pronounced in this space and is probably the best example in the building. The ceiling rose (21) is designed differently to those in the floors below and its spiral aspect may represent the owner's sense of control in the world. The architraves to the door and windows are finely profiled and can probably be attributed to the original building.

In the rear room, the fireplace has been entirely remodelled and the skirting profile reflects the secondary nature of the back room. It does not have the same depth or profiling as that in the front room and is likely to be from a later period.

This room does not have the same extent of decoration as the front room; this is seen in the space between the cornice and skirting where the wall is bare of decoration. This is compensated for however by the rich vein in which the figure and ornament is sculpted on the upper wall. The frieze and cornicing is a feature of this space and the narrow sash window beside the fireplace is noted (26) whilst the architrave on the door is historic (27).

The relationship of windows and doors illustrates the desire by the Georgian designer to create a balance of parts. This is seen most clearly in the proportions of the window in the large front room in respect of the adjacent door.

Second and Third Floor

The front room on the 2nd floor is less decorated than the rooms below and there is only cornicing (28) which embraces the top part of the wall and a section of ceiling. The most decorative item in the space is an old (Victorian) cupboard (29) which is lodged in the space of a former door opening. This feature is a curiosity and it is interesting how the furniture has been positioned within the well profiled architraves of a former doorway.

The fireplace (30) is once again a good example of a period 'Adam' type and its metal grate balance well against the stone surrounds. To the side of the window in the corner of the room there is evidence of the vertical service channel which has been created to managed the flow of heating in the room.

The lower ceiling height on the **third floor** rooms is reinforced by the shorter height of the windows (34). The fireplace is indicated by an opening left in the blocked out wall to the side (35). At the rear there is greater evidence of skirting board compared with the front where it is blank and without profile.

In the rear room, the friezes are no longer seen and the cornice is a single band (32) at the top of the wall. The fireplace (33) is completely filled and the single focus is on the surviving outline of the chimney stack on the back wall. The smaller space in the upper part of the building reflects its former use by the 'serving classes'. This is also a reason why there is less decoration in general in the third storey rooms.



Rear landing windows

3.3.2 Summary of Interior Space

The walls are generally brick work rendered in the recent upgrade with plaster and painted white. Inspection of the space shows that the key aspects of its interior revolve around clear unfurnished walls, ceilings and original timber floorboards (currently overlain with plywood). Any later decorative effects connected with the former office use were attached to the existing structure or laid over existing surfaces. These have now been stripped away leaving the shell within which the new surgery will be incorporated.

The paneling below windows, shutters, decorative cornices and ceiling decoration are decorative effects original to the building and typical of a high-status Georgian interior. The staircase too is an example of a Georgian feature whose location is representative of the historic and current movement patterns in the building.

These elements of the internal fittings and fixtures provide a historic scheme of decoration that requires to be preserved.

There is a general order in the use of skirting boards, as both front rooms on Ground and first floor have ogee style mouldings carved into the length of board, giving distinct curves and a straight edge to the lower part of the wall. In the rooms to the rear and the basement the skirting is simpler although still with decorative cuts. Although neither of front rooms on the second and third floors have friezes there is a picture rail with cornice above adorning the upper part of the wall.

The two front rooms on Ground and First floor are dignified by their own particular artistic effects with the former relying on the window shutters and paneling for effect and the latter being expressed by the decorative coving and ceiling work. It is noted where original panel doors, wall panelling, window shutters, window and door architraves, skirting boards and dado rails exist. These will all be preserved in the new use.

3.4 Summary of Significance

Of the **highest significance** and of great sensitivity to change:

- An example of a terraced town house of the late 18th century Portland Estate development.

Of **moderate significance** are:

- The principal elevation to Queen Anne Street including slated roof above stock brick with channeled stucco ground floor;
- The internal decoration and layout on the ground, first, second and third floors is in keeping with the original;
- Doors and windows in their former unaltered state;
- Unaltered floorboards supported by robust joists;

Of **neutral significance**, neither contributing to nor detracting from the significance of the whole, are:

- Modern finishes including ceiling lights.

4.0 HERITAGE IMPACT ASSESSMENT

4.1 Proposed changes in relation to architectural and historic character

It is proposed to create the necessary services required by 38 Queen Anne Street to establish its use as a Dental surgery. This application is confined to the proposals for the internal fit-out and do not include any additions to the front elevation. As the front of the building is the key reason for the listing and because of its location in the Conservation Area, external alterations would need to be qualified for the positive impact they will have on heritage character of the building.

Internal alterations will not require the subdivision of any rooms into separate rooms, as the existing size and layout of the front and rear rooms is highly suited to the new uses. In the basement there is one proposed new partition wall to help facilitate better separation of a storage area. It is proposed to optimize the rear courtyard area, with a new dental suction/ pressurised air unit located in this space.

There will be some renewal of the decoration, including modern finishes in keeping with a clinic.

It is proposed to retain the spaces of the front and rear rooms and they will be furnished within the existing walls to be Surgeries 1 to 5 on the ground, first and second floors respectively. Specialist areas concerning Decontamination and the production of Ceramics are to be located in the basement whilst the third floor will be occupied by Staff Room, Office and Store.

These proposals have been designed by **Grey Associates**, whose drawings and design and access statement accompany this application.

The only change brought to these rooms are the introduction of suction pump drainage on the first and second floor and the ground floor rear. The introduction of new pipework to the existing cavity under the floorboards means that this can be done whilst causing no harm to the historic fabric.

The dentist requires inlets/ outlets for fresh water, waste water, pressurised air, IT and electrics. The new IT cables and ductwork will move in a north south direction under the east-west line of the timber boards, leading to a logical outlet in the rear courtyard where the dental suction/ compressor unit is sited.

New vertical enclosure containing piping are proposed in one position on the first floor to ensure connectivity with the horizontal movement of the underfloor pipes and the movement towards the rear outlet.

The proposed design for the IT Cabling has been prepared having taken into account the defining character of the listed building and the constraints and opportunities imposed by its retained structure and surviving features. The existing shell space of the building will require minimal reconfiguration to support the Dental accommodation.

A principle for the proposal is to carry out the necessary amount of work to the interior. There will be no interference to any of the features of the facade for which the building is principally listed. Figure 3 illustrates the movement of pipework within the new treatment rooms and figure 4 shows how IT cables will run towards the corridor cabinet.



Figure 3; Proposed ground, first and second floor; Surgery's 1-5

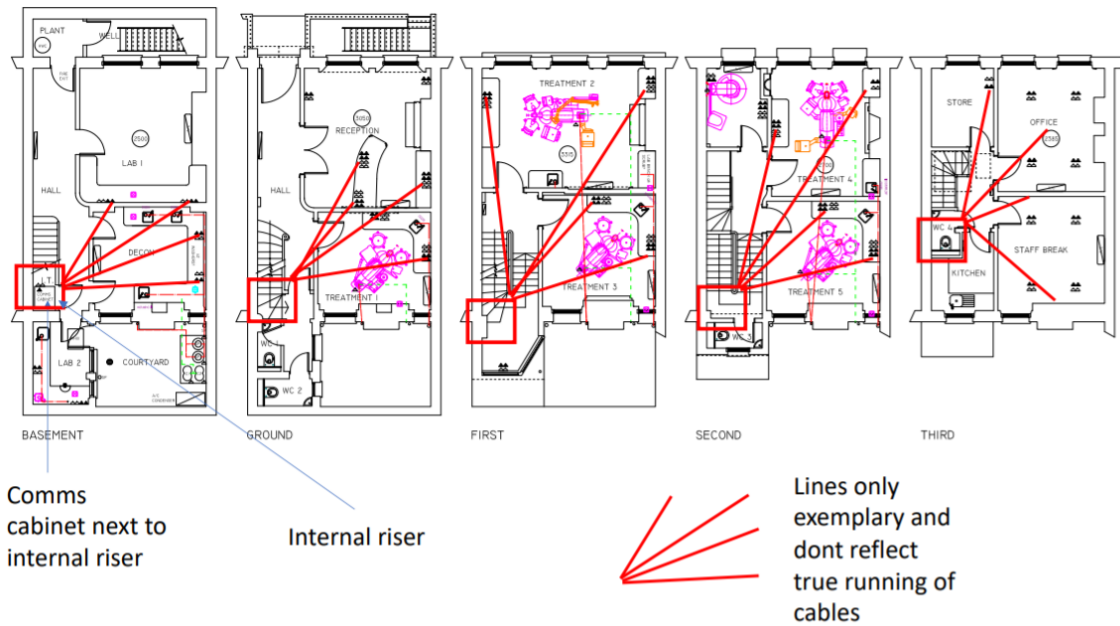


Figure 4: Proposed IT Cabling.

INTERNAL ALTERATIONS (TO BE READ IN CONJUNCTION WITH PLANS)

To facilitate the creation of the five surgeries it is proposed to utilise the existing room sizes that span from the hallway. The two rooms on each floor are accessed directly from the top of the stairs and the hallway and all Surgery’s utilise the existing door openings. Only the larger room at the front of the first floor has a different access arrangement, as the door to this room is at the foot of the stairs rather than to the side of the hallway.

Basement

In the basement a new sliding door will create storage for cleaning materials. The new screen with an opening will be placed midway along the hallway and is just the other side of the door to the front room. The door will lead directly to the plant room located to the side of the lightwell. The two main rooms will continue to operate fully whilst the new separation allows for an improved utilisation of the space.

In the opening to rear room the existing direction of the door needs to be reversed so that access is improved. This can be done whilst using the same door and simply realigning its inward swing.

A new communications cabinet is created in a cupboard that will stand against the corner at the bottom of the stairs. The flow of the water, air and extract will be taken up pipes in the courtyard running up outside of the building up to third floor.

Ground & First

The only change to the layout comprises the removal of the double width door from the hallway to the front room. This move helps facilitate much better access for individuals of all abilities to enter the Waiting Room.

No structural changes are required on the first floor.

Second Floor

The principle place of change in this location is the room at the front corner at the foot of the stairs, intended to be the X-ray room. Here the walls and door need to be lead lined with panels or sheets in a way that preserves the wall fabric. It is also important that the new fabric is removable and can be reversed in future uses.

The proposals for the hallway are designed to sit within the existing and so the scale of the space being adapted requires only slight changes, such as the re-hanging of all doors in both the second and third floors. The direction of the door swing can be reversed so as to improve on movement from the central hallway into the 2 main surgeries and the staff and office rooms.

External alteration

It is necessary to incorporate effective and sustainable means of suction flow/ air compression into the building. It is fitting that the location of the pressured air pipe and the suction pipe can be accommodated to the rear. The location of one air condenser in the rear courtyard is already a feature of the basement area to the rear and downpipes are noted on the current rear wall. The new central suction unit will be hidden from view and the creation of two new pipes running up to the third floor will be adjacent to the existing pipework.

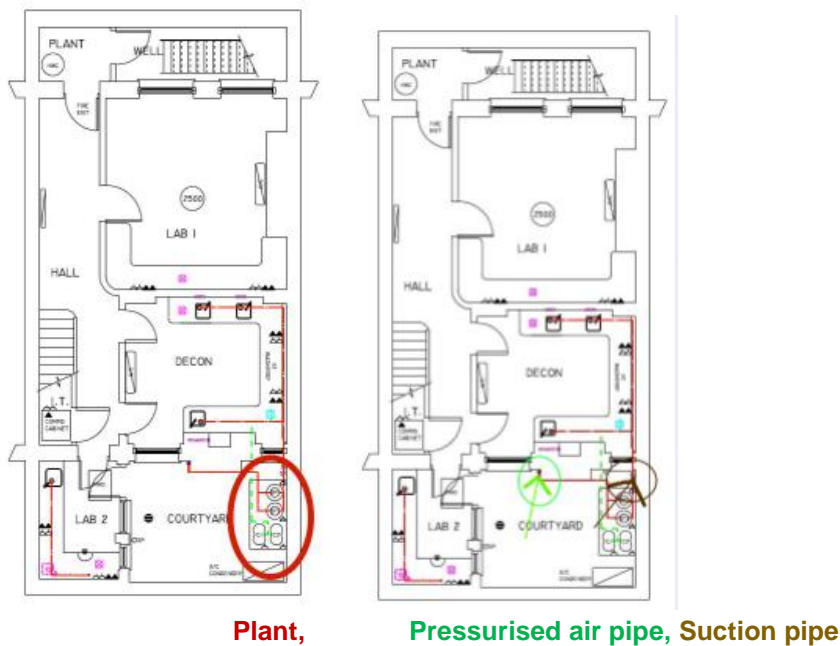


Figure 5: Location of plant and pipes

Impact on fabric

The above assessment shows the internal spaces were recently given a minor upgrade in the 2020 period in respects of the cooling and vent services. The removal of non-original partitions walls and reinstatement of partitions helped the building restore its original layout.

The majority of the visible decoration was refurbished at this time when the current prospective tenant expressed interest in the property for a new dental surgery. These consented alterations did not affect the special interest of the listed building and the significant elements of the interior were not altered. Therefore, the impact of any later refurbishment is said to be neutral.

In the change to a dentist, the proposed recognizes the existing interior is of architectural significance and there will not be any alterations to fabric or need for making penetrations into the walls. New IT cabling is introduced that utilises existing cavities under the floorboards on the first and second floor. In this way, any possible impacts to wall surfaces can be mitigated.

In constructing the new parts, the design will utilise existing spaces for new services. This is particularly relevant with the establishment of the suction cables and pressurized air in the space. As the existing piping found in the cupboard in the main room can be utilised for its connection through the building. So, the essential ductwork can utilise service lines seen to run vertically through the building in the cupboard.

On the outside, new holes in the brickwork are required to allow for the 2 new vertical pipes to run on the rear wall parallel to existing pipes. They will need to go through the brickwork at each floor to provide pressurised air and suction for the dental units.

Due to being of original construction, large parts of the decorative order should be retained to mitigate any harmful impact on the importance of the building. It is of great importance that the original fabric (brickwork) which is known to exist beneath the plaster is preserved.

In addition, the retention of the original planform will retain the character of the listed building. There will be no loss of primary structural walls and as the order in which the fireplaces are arranged is considered to be of architectural interest, then their retention is inimitable to the proposed. The proposed works are contained in a different space to the staircase so there will be no impact on this important feature.

The new internal wall/ door to create the storage space in the basement will be fixed in such a way that they cause no damage. The partition is a temporal feature and can be removed if later tenants/ owners wish to revert to the former floor plan.

Where the new point of contact is required to facilitate the partition wall in the basement, there are ways in which direct contact into the fabric can be mitigated through the new walls being self-supporting and angled so as to create independent standing qualities from the floor up. A platform can be lain on the floor so that necessary holes for screws can be made into this floor surface rather than the original floorboards.

The design utilises existing openings for new services. This is particularly relevant as the existing piping found in the cupboard in the main room can be utilised for its connection through the building.

Method of Alteration

The following measures are positive interventions:

1. There will be no removals of or additions to walls. This allows for full exposure of the decorative elements within the new surgery;
2. A partition wall be inserted in the basement hallway to supply a door for separate storage. The screws into the floor will be onto a newly lain platform floor, so it does not have an impact on the original fabric;
3. Walls and door in x-ray room will be lead lined with panels or sheets in a way that preserves the wall fabric. This is removable and can be reversed in future uses;
4. Floorboards need to be lifted to provide underfloor piping that services the Suction for the dental chair; This can be done without damaging the original wood;
5. IT cables will be routed in the house riser and then going horizontal underneath the floorboards into the final positions for the sockets;
6. New cabinets/ communication channel will utilise Invisible fixings through the attachment of MDF boarding to the battens and skirting board to the base;
7. The existing piping located in the purpose-built duct channel created in the corridor can be utilised for the services;
8. Internal pipes run vertically in the cupboards (e.g. fresh water, waste water)
9. The removal of the double width door is a necessary part of improving access. The doors will be unfastened from their hinges using manual methods and they will be put into storage for possible rehangng at a later point in time.

Additional

All necessary *plumbing connections* will need to be made within the treatment room, including new cabinetry/ workstations and Dental chair. Cabling and wiring would need to be enclosed in boxed units, running discretely along the wall.

Where interventions are proposed that abut historic fabric the design needs to be careful in ensuring there is no impact. For example, the new basement door is a standalone unit and is fixed in a non-invasive way within the existing walls of the hallway. The way in which the doors in the second and third floor will be reversed optimises the existing alignment of the door frame and will not impact on the architrave.

It is beneficial that new storage units and cabinets can be affixed onto the existing walls without creating holes in the fabric. It is possible to create a sacrificial skin which sits against the wall with which the new units are bonded. This mitigates any need to make fixings to the existing walls thereby alleviating harmful impact.

4.2 Impact Assessment

Works are proposed to utilise the good condition of the building brought about by the latest refurbishment. It is sought to create an interior use that is up to modern standard, whilst keeping the spaces on all floor to their former plan layout and retaining the character of the front elevation. Overall, the impact of the proposed development on the existing structure is non-existent and there will be no impact on the street scene.

The changes to the basement are realised through the addition of a shallow condenser unit that is hidden in the courtyard. The means and method of its construction will not obscure the architectural significance of this space and the wall can be returned to its former character at any time in the future.

In the early days, the subject property was used as a house by influential local individuals and families, before being turned into a doctor's surgery in the early 20th century. In the 2010's it was given planning consent for use as a medical practice and there have been minor alterations to suit a clinic's interests with consulting rooms and office space, before becoming redundant in the last 3 years.

Changes made by Howard de Walden account for the current nature of the building. Designs proposed in this application will work within the latest evolution of the building where there has already been a programme of refurbishment and strip out throughout.

Interventions are proposed that will work within the building, leaving impacts to the historic fabric of the primary walls as zero. Underfloor pipework has already been installed to suit the needs of an office, leaving further requirements for the service operation of a dental practice. The proposed provides a state-of-the-art suction extract/pressurised air system that connects with a new outlet at the rear of the property.

The frontage is the chief reason for the listing of the building and the design carefully ensures that these works to the building will not touch or impinge on this central feature as seen from Queen Anne Street. Access will be maintained through the existing entrance and the passageway features are left in situ. It will still be possible to read the hierarchy of the building and make a comparison of its parts.

Cosmetic additions account for some of the artistic effect that the Dentist wishes to achieve, as seen in the application of prints and furniture on the walls. Workstations/ platforms for tools can be erected against the walls to stand freely; it is important some sort of buffer materials (such as sheeting) is laid behind to the rear of the cupboards to prevent any necessary ingress or wear and tear. The same approach would also be taken with the creation of new lead lining in the X-ray room, ensuring fabric is preserved.

The proposed scheme will fit entirely within the original envelope of the building, without any extensions. The development is adopting the internal floor space of the original floor area, so that with interventions and insertion of internal features such as one new door in the basement, standalone work areas in the surgeries and furnishings, practical areas can be formed to suit the needs of a dental practice.

In addition, the proposals to maintain the existing façade of the building, with the ground floor and first-floor window openings and roof are seen as vital in maintaining the historic and architectural integrity of the street scene.

4.3 Justification

New development should preserve the special architectural or historic interest of listed buildings and the character or appearance of conservation areas. Therefore, the impact of development on these heritage assets should be neutral to gain planning permission. It is imperative for proposed works to have a neutral impact on the listed building so that its special interest is preserved.

The proposals would result in a modest enhancement to the listed building and the character and appearance of the Harley Street Conservation Area.

Therefore, the special architectural and historic interest of the listed building would be preserved, the character and appearance of the conservation area would be enhanced and the planning permission granted. The NPPF states that benefits, and in particular 'public benefits', arising from proposals should be part of the weighing up process. The extent of 'public benefits' required to balance any potential 'harm' to a heritage asset is dependent on whether the 'harm' is 'substantial' or 'less than substantial' (paragraphs 200 and 201).

It is concluded that as the works would cause no harm it is helpful to consider the public benefits of the scheme. The NPPF states the policy addressing 'less than substantial harm' thus (201), 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.

In general planning terms, local social benefits will be gained through the employment of staff at the new Dentist. The changes required for a dental practice can be brought about through minimal interventions to historic fabric and the changes are reversible.

Public benefits may include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Retention of its distinctive layout, an illustration of Georgian residential activity later transformed to a medical practice;
- Preserving the architectural character of the ground, first and second floor;
- Showcasing the quality of the cornicing, ceiling decoration and windows;
- Highlighting the significance of an original Georgian staircase and the landing windows on the 1st and 2nd floor;
- Reducing or removing risks to a heritage asset;
- securing the optimum viable use of a heritage asset (Paragraph 202, NPPF)
- Additional use by people with physical disabilities.

5.0 CONCLUSION

The design process for the proposal is to carry out the minimum amount of work necessary to the external envelope of the property. This ensures that the premises retains its character and the property is not altered outside of what is considered acceptable and suitable to the street scene of Harley Street.

No changes to the front elevation are brought about by the introduction of a dental suction/ compressor unit to the rear. It allows for the fulfillment of the pipework and cables on the interior of the building. It is located so it is not in public view and it can be done so that the architectural and historic integrity of the basement space is maintained.

In the case of the basement floor plan, the scheme reclaims the elements of its architectural coherence as found in the widths between the wall of the building and the vaults. The location of one door to create storage is a reversible action and has no effect on the layout of the basement.

The addition of new surgery areas with Dentist chairs and cupboards can be done so that the architectural and historic integrity of the space is maintained. In the case of the earlier floor plan, the scheme seeks to revert to the elements of the historic coherence of the building as found in the widths between the primary walls on its right and left-hand sides.

The approach to the alteration is detailed and will result in a sensitive treatment of subsurface strata which, in the case of no 38, is the cavity below the floorboards. There will be no interference to the original timber boards at the front or rear part of the building.

The only impact on existing brickwork is at the rear where holes will be made for two pipes to enable the provision of pressurised air and suction for the dental units. On the inside, the works are largely cosmetic and will require new touches to be made to a false screen that overlays the existing plasterwork when affixing furniture or decorative items.

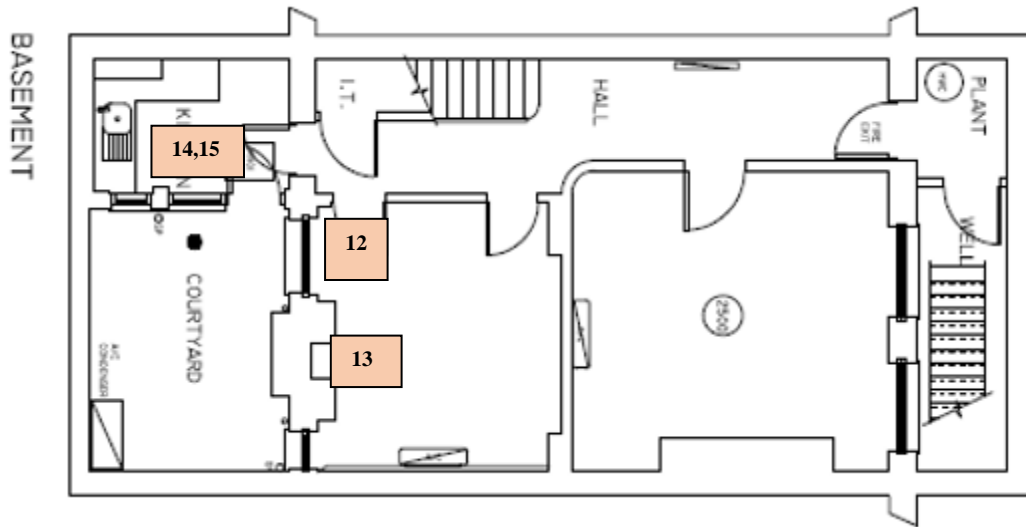
The building is one of many within a rich and designated historic and architectural environment. It retains integrity by virtue of the fact that what remains is an example of single-phase survival and in the surrounding townscape, it offers a sense of completeness and coherence.

Given the significance of no. 38 Queen Anne Street is brought about by the principal front elevation, the new design is not considered materially to damage the historic or architectural interest.

The plans have been carefully articulated to preserve the original walls and the changes to floor plan are minimal (basement only) and reversible, thereby giving future owners the chance to restore the floor plan. It is positive that these changes can be made without altering the architectural quality of the listed building.

APPENDIX 1: INTERNAL SURVEY, PHOTOGRAPHS





FLOOR PLANS

GROUND FLOOR



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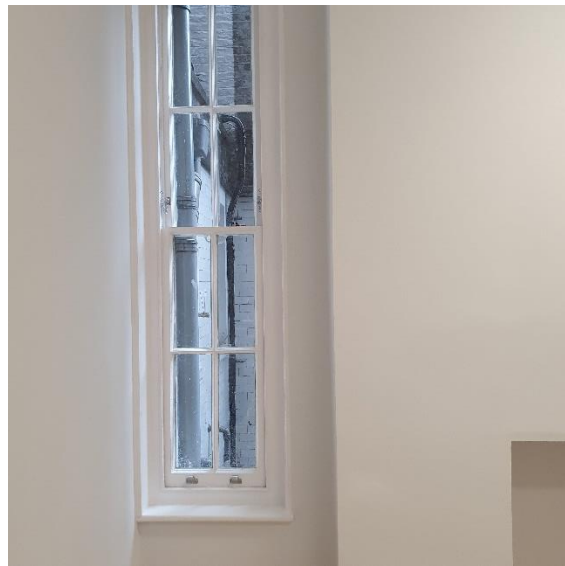


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REAR ROOM



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BASEMENT



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FIRST FLOOR



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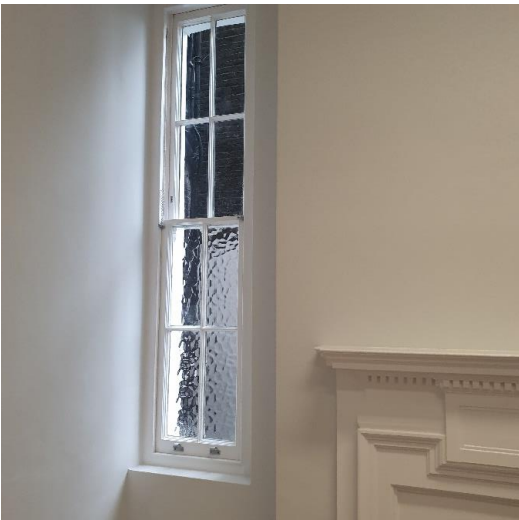
REAR ROOM



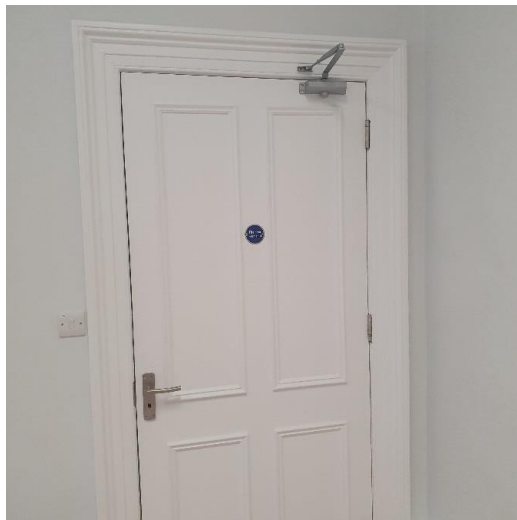
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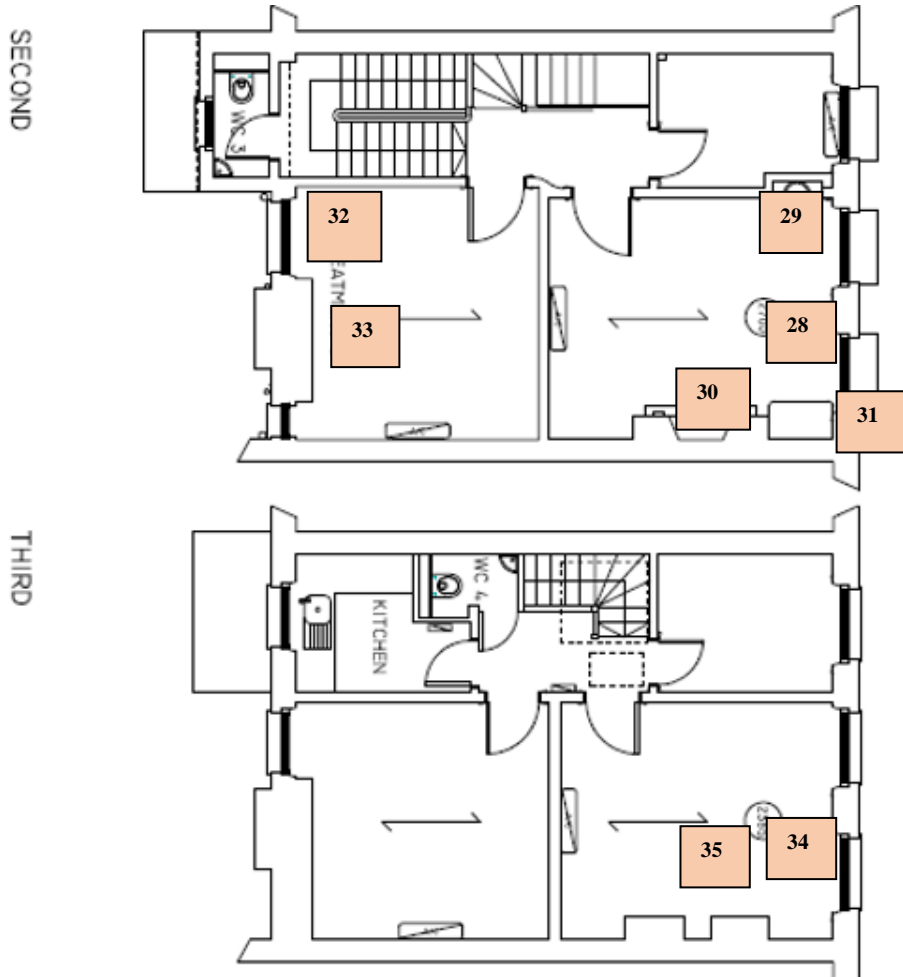


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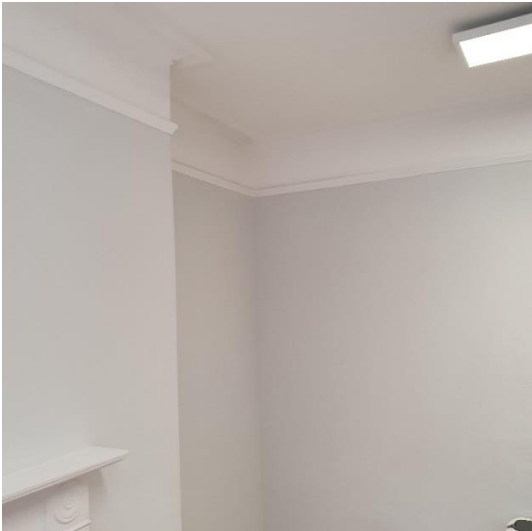


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SECOND AND THIRD FLOORS



SECOND FLOOR FRONT



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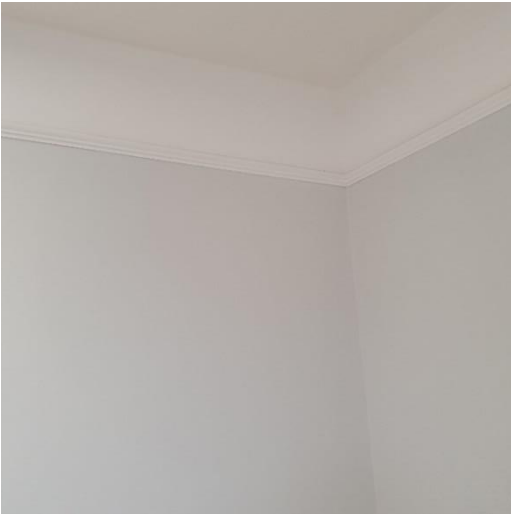
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REAR ROOM



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THIRD FLOOR



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