



# 37A Great Cumberland Place, London W1

## Historic Impact Assessment

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Prepared for The Portman Estate

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Issue Date 20.09.2021

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Issue Status Listed Building Consent

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Revision A



**Garnett  
& Partners**  
Architects and designers

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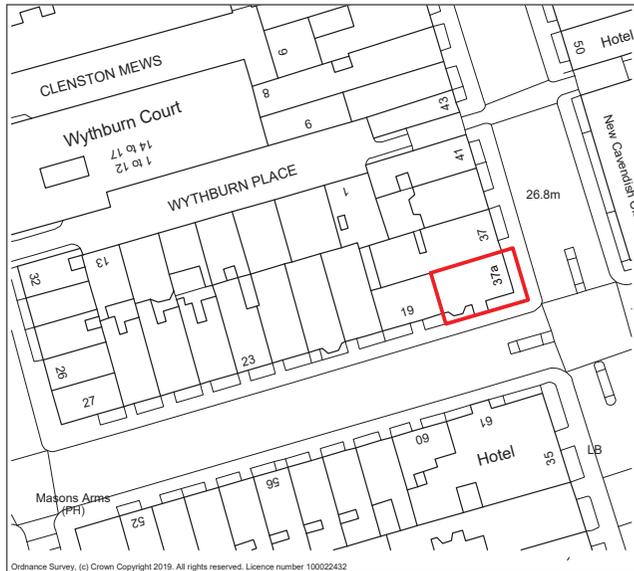
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**RIBA**   
Chartered Practice

## 1.0 Introduction

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Site Location Plan

A refurbishment of 37 Great Cumberland Place has been given consent under applications 20/03650/FULL and 20/03651/LBC 15th October 2020. Recently it has become apparent that there is structural movement along the Party Wall between 37 and 37a Great Cumberland Place at ground and basement level. Extensive cracking in the masonry and around door and window apertures can be seen from the outside of 37a Great Cumberland Place. Temporary propping has been erected to prevent further damage to the building. A proposal to carry out structural repairs to this Party Wall has led to the requirement of a listed building application for 37a Great Cumberland Place.

This report has been compiled to inform the design and specification of the proposals and remedial work. The report includes history of the site and the building with references from Westminster and The Portman Estate archives, as well as site visits to the property, the adjoining property and investigative works on site. Previous investigation carried out by Donald Insall Associates as part of the previous application for the adjacent property has established the significance and historic background of the building.

The proposal has resulted in a scheme, underpinned by research which will enable the consented works referenced above.

## 1.0 Introduction

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### The Building and its Legal Status

37A Great Cumberland Place is a Grade II-listed building located in the Portman Estate Conservation Area in the City of Westminster. Alterations to a listed building generally require listed building consent; development in conservation areas or within the setting of a listed building or conservation area requires local authorities to assess the implications of proposals on built heritage. The statutory list description of the listed building is as follows;

**37A Great Cumberland Place Grade: II**

**Date First Listed :** 14 Jan 1970

**List Entry Number:** 1066771

**List Description:** Corner terraced town house. c.1790-1800 Portman Estate development.

*Stock brick; concealed slate roof. 4 storeys and basement. 3 windows wide to Great Cumberland Place and 5-window entrance front to Upper Berkeley Street. Off centre enclosed stucco porch with engaged Tuscan columns flanking semicircular arched doorway with panelled door and sidelights under radial patterned fanlights. Recessed sashes, under flat gauged red brick arches and with mid to later C.19 canted bay window to ground floor facing Great Cumberland Place. Stucco 1st floor plat band, crowning cornice and blocking course. Original, cast iron, geometric patterned, 1st floor balcony. Cast iron area railings with urn finials.*

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have 'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses' and, in respect of conservation areas, that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

## 1.0 Introduction

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The National Planning Policy Framework, in paragraph 194, states that:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

This report includes an assessment of significance – meets this requirement and is based on the research and site surveys which are of a sufficient level of detail to understand the potential impact of the proposals.

The Framework also, in paragraph 199, requires that:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

The Framework goes on to state at paragraph 200 that:

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.*

Section 4.0 of this report provides this justification.

## 1.0 Introduction

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The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to (or total loss of significance of) a designated heritage asset', the Framework states, in paragraph 201, that:

*... local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 202, that: ...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

## 1.0 Introduction

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### Heritage Significance

The building was originally constructed before 1792, remodelled to include new sanitary arrangements in 1908. Amendments to the WC and Cloakroom were carried out in 1914. The building is not highlighted on the Bomb damage map unlike its neighbours. No. 39 Great Cumberland Place was destroyed and the mansard of no.37 had to be rebuilt. Like many other 18th century and Regency properties in central London it was converted to apartments in the years immediately after WWII, floorplans for this are dated 1946. These plans show conversion into one flat and two maisonettes. Lower ground and ground floor formed the bottom maisonette. The rooms facing Great Cumberland Place had amended openings but their plan form was left intact. However around 1979/1980 the building was significantly altered. The maisonette was retained between lower ground and ground floor but the basement room facing Great Cumberland Place was subdivided into two bedrooms. The building's next refurbishment was in 2011. This was a refurbishment to the lower maisonette and the first floor flat. At lower ground floor level the internal partitions dividing the front room to Great Cumberland Place were removed reinstating the earlier plan form. The main stair between lower ground floor was removed. Amendments to bathroom and strengthening to existing joists at ground floor level were carried out.

The special interest of the building at 37A Great Cumberland Place is as follows:

Of highest significance is the form and fabric of the building that identifies it as a surviving component of the coherent development of the Portman Estate with domestic terraced buildings at around 1800. This is manifest in the external appearance of the building with elevations in brick and a regular window pattern. The building has been adapted and compromised internally with subdivisions, insertions for utility and sanitary needs, and externally with replacement windows and other changes.

## 1.0 Introduction

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Of secondary significance are alterations seemingly affected in the 20th century, including an Edwardian decorative scheme which survives on the principle levels and street-facing seemingly mid-to-late C19 one-over-one sash windows.

The special interest of this part of the Portman Estate Conservation Area is its character and appearance as a residential Georgian development of c1800 with large terraced houses built of brick in coherent forms and with consistent heights. This includes rear elevations where they survive intact and are visible from public viewpoints, with private views being of some but lesser import.

## 1.0 Introduction

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### Summary Conclusion

The Planning (Listed Buildings and Conservation Areas) Act 1990 asks decision makers to have special regard to preserving the special interest of listed buildings, and this is proposed. In many areas there would not just be preservation but improvement, particularly to the building's compromised structure which is causing harm to the principle floor of the property, the front elevation of 37 and 37a Great Cumberland Place and also the basement, ground floor and first floor of 37 Great Cumberland Place . The proposal sets out a clear heritage benefit which would allow other necessary repair and refurbishment works to be carried out particularly to the facade. The works would cause no harm to the heritage significance of the building. This satisfies parts of section 66 of the Act. Even though it involves the replacement of some of the fabric to a small section of the building it would allow work that is considered a heritage benefit to the overall property and the adjacent listed property.

The setting of surrounding listed buildings, particularly 37, 39, 41 Great Cumberland Place, and the VAD Ladies Club at 44 Great Cumberland Place opposite the site, is compromised by the poor quality changes to the building, and these would be remedied; this would enhance the setting of these buildings, and this satisfies other parts of section 66 of the Act. Again these structural repairs are necessary before the consented external repairs can begin.

The character and appearance of this part of the Portman Estate Conservation Area would also be enhanced by the proposals, and this satisfies section 72 of the Act.

For these reasons, the proposals comply with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; paragraph 194 of the NPPF and Westminster's local plan. Therefore, it is the conclusion of this report that they should be granted Listed Building Consent.

## 2.0 Historical Background

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Fig. 1 - John Rocque, A Plan of the Cities of London and Westminster and the borough of Southwark (1762)

### The Development of the Portman Estate

The Portman Estate was originally owned by the Knights of St John of Jerusalem, and was granted by the Prior of that order to John Blennerhasset in 1513. It was subsequently purchased by Sir William Portman, Lord Chief Justice of England, in 1732. In 1761, Henry William Portman succeeded to the estate and laid out Portman Square and the surrounding streets [Fig 1]. The main streets running east and west were extensions of existing streets in neighbouring estates, whilst those running north were generally projections of existing Mayfair thoroughfares across Oxford Street. By 1820 the estate was fully developed [Fig.2]. Charles Booth's 1889 poverty map records the area as 'middle class-well to do' and 'upper class - wealthy' [Fig.3]. During the Second World War, the Estate suffered substantial bomb damage; Melville Poole's study of the Estate, written in 1952, estimated that some 34% of buildings on the Estate had been "materially altered" [Fig. 4]. Nonetheless, a significant number of original buildings and street layouts survive today.

### The Development of Great Cumberland Place

Named after George II's son William Augustus, Duke of Cumberland, Great Cumberland Place was developed from c.1789-1815. Although originally planned as a circus or double crescent, only the east crescent was realised (numbers 24-42), the central portion of which is today the United (Western Marble Arch) Synagogue. Upper Berkeley Street, which is situated to the south of 37a Great Cumberland Place, was also introduced at this time and was named after William Berkeley, who was the heir to the Portman Estate. The straight section to the north of the crescent, where 37 Great Cumberland Place is situated, is shown to have been partially developed on Horwood's map of 1792 [Fig. 5]. The remainder of the street, as well as the streets of mews buildings situated to the rear of Great Cumberland Place, were developed in connection with the construction of Bryanston Square and Montagu Square, which was designed by Joseph Parkinson from c.1810-1815. Peter Porter's map of 1820 shows the development after its completion, with terraced houses lining both sides of Great Cumberland Place and mews buildings situated at the rear in Cumberland Mews North [Fig.2]. Booth's poverty map indicates that the housing along Great Cumberland Place was 'upper class-wealth'.

## 2.0 Historical Background

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Fig. 2 - Peter Porter's Map of London (1820) K Melville Poole, 'Portman Estate: A Study in Private Planning'



Fig. 3 - Charles Booth, Descriptive Map of London Poverty (1889-90)

## 2.0 Historical Background

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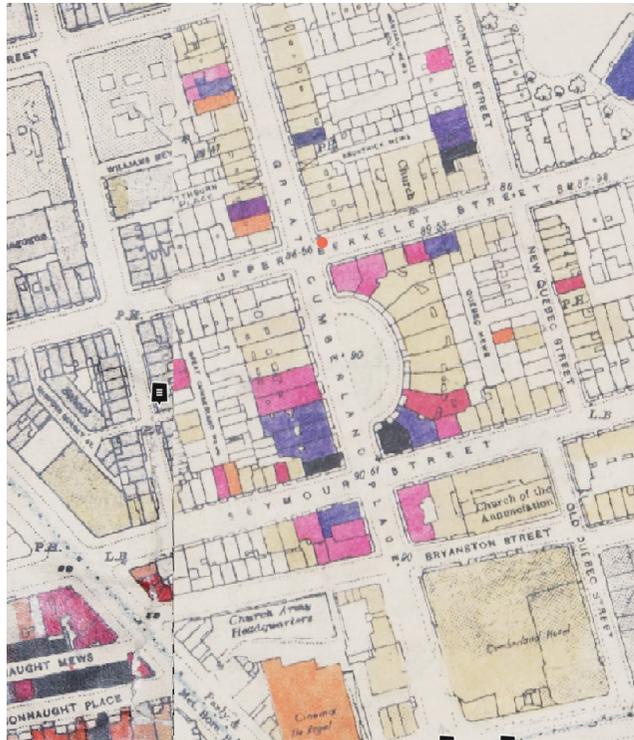


Fig. 4 - London County Council Bomb Damage Map



Fig. 5 - Horwoods map of 1792

## 2.0 Historical Background

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### **The Development of Great Cumberland Place**

During the Second World War, the London County Council bomb damage maps record that the majority of buildings experienced blast damage from enemy air raid action. Some buildings were seriously damaged and others were even damaged beyond repair, such as 39 Great Cumberland Place.

Despite the construction of some late-20th century and modern buildings on the southern end of the street, Great Cumberland Place has maintained much of its historic fabric and original street layout.

## 2.0 Historical Background

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### Summary of Developments

37a Great Cumberland Place first appears on Horwood's map of 1792, which shows the development of the east and west side of the street immediately north of Upper Berkeley Street [Fig. 5]. The architect of the building is not known. Floorplans drawn up in 1908 show a front room to Upper Berkeley Street side, a front room to Great Cumberland Place side, main entrance on upper Berkeley Street with a central stair and auxiliary accommodation to the rear and in the heart of the floorplan. Third floor plan shows additional partitions. [Fig.6]

**1908** - New sanitary facilities installed. [Fig.7] *Chimney breast at basement is indicated on the floorplans at lower ground level. Ground floor only indicates external walls on this floorplan.*

**1914** - Amendments to a WC and cloakroom. [Fig.6] *The Party Wall with the proposed structural repair works is not shown on these layouts.*

**1946/47** - Conversion of the property into two maisonettes and a flat. Two sets of floorplans are available. *Both indicate a chimney breast in the ground floor level.[Fig 10 & 15] In one floorplan the lower ground floor front room indicates amendments to the chimney breast. The second plan notes that the chimney breast opening should be filled in with brick or breeze slabs [Fig 9, 13, 14]. This drawing also indicates a masonry wall between the chimney breast and external wall, to contain a flue from a gas fired boiler situated outside.*

**1979/1980** - Alterations to lower maisonette. *The existing floorplans show alcoves either side of the chimney breast. The proposed plans have no annotations in this area but there is a solid line where the face of the chimney breast would be suggesting that the chimney breast is there and alcoves are infilled.*

**2011** - This was a refurbishment to the lower maisonette and the first floor flat. The Party Wall is as indicated on the proposed of the earlier plans projecting further into the room with no change proposed. However site inspections show that this is not a flush wall which means that works have been carried out since this refurbishment without Listed Building Consent or the works of 2011 were not implemented as per the consented drawings [Fig.24 & 26].

## 2.0 Historical Background

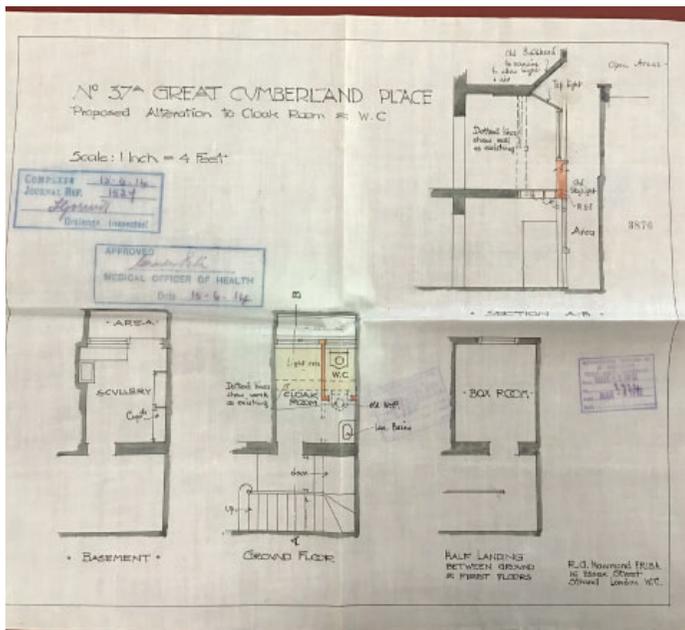


Fig 6 - Amendments to WC and Cloakroom dated 1914

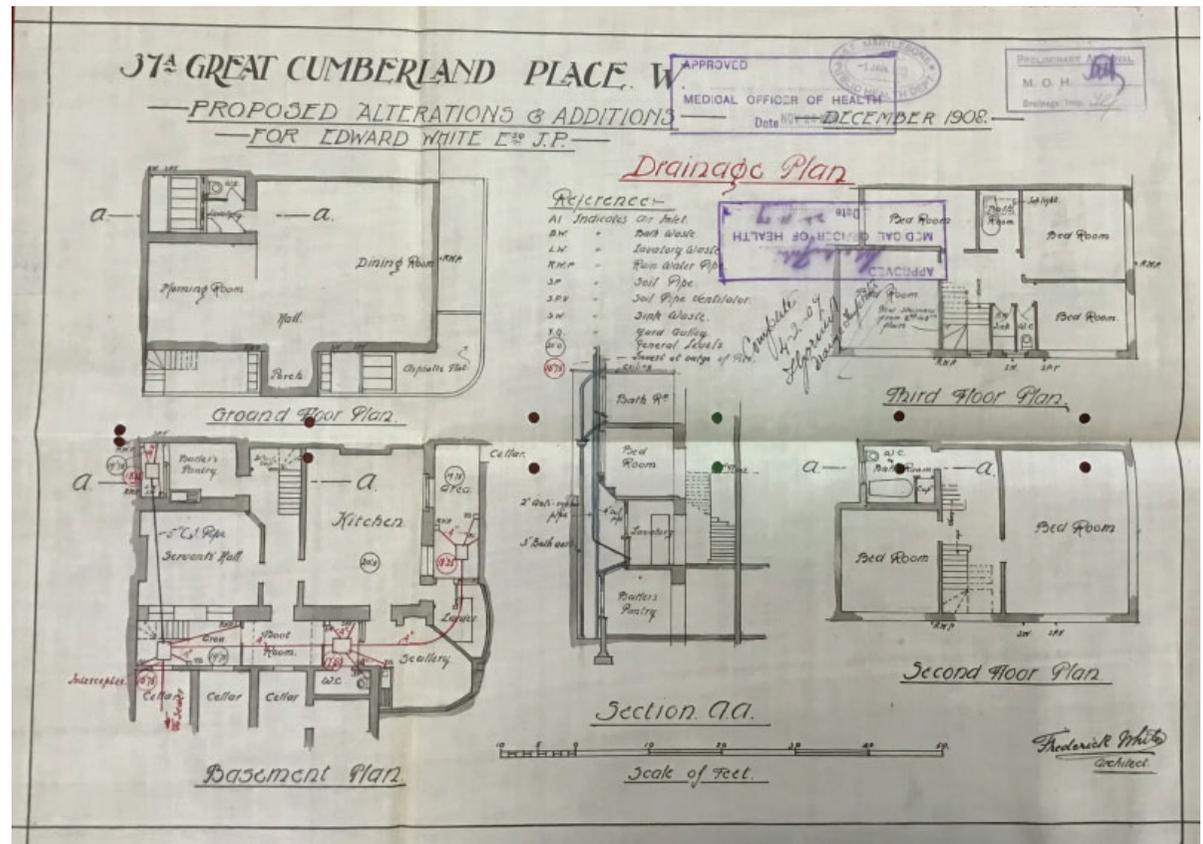


Fig 7 - Proposed Alterations and Additions throughout - dated 1908

## 2.0 Historical Background

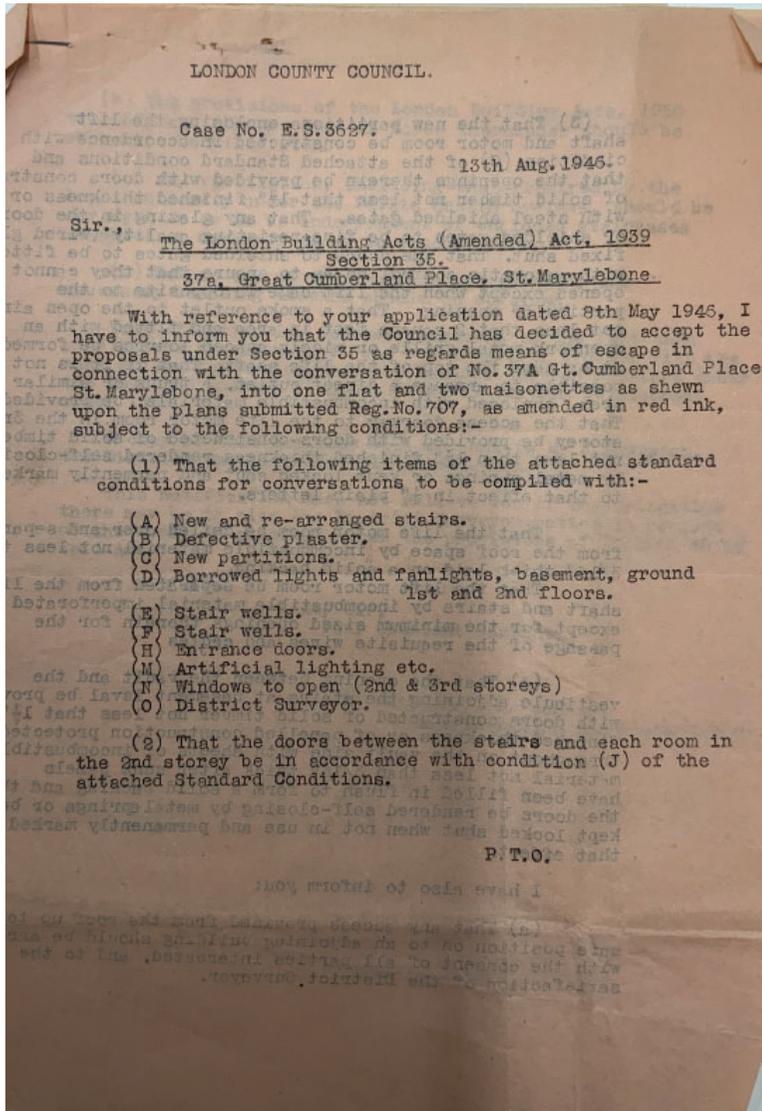


Fig 8 - 1946 - Planning Application



Fig 9 - 1946 Plans - Basement

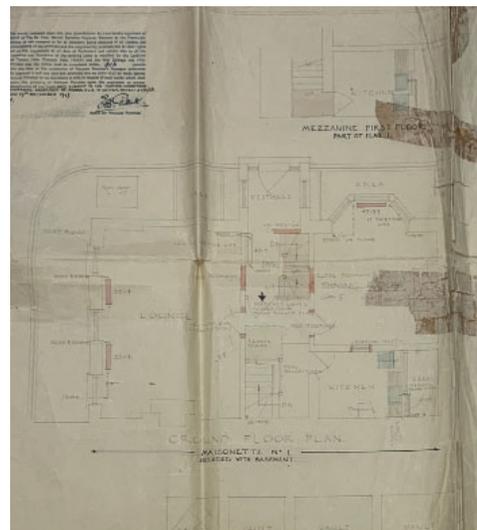


Fig 10 - 1946 Plans - Ground Floor

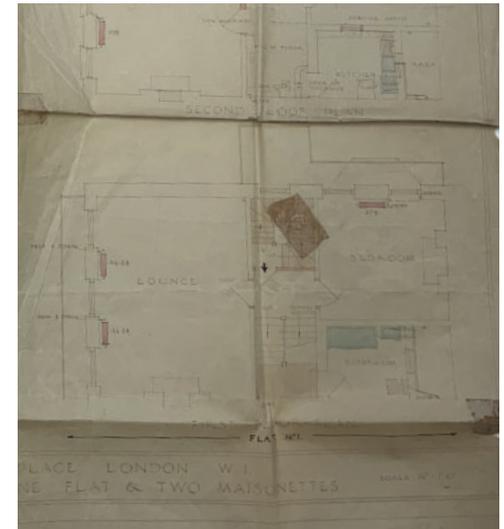


Fig 11 - 1946 Plans - First Floor

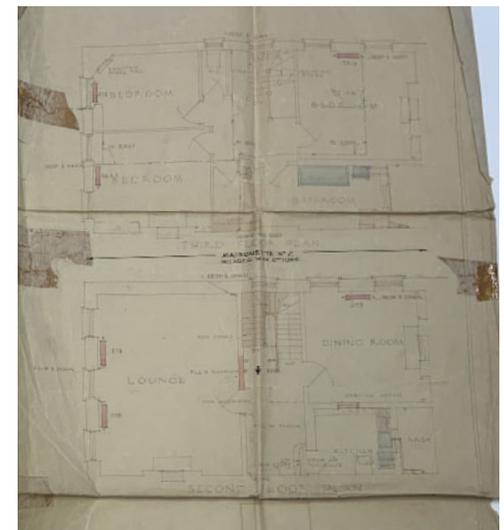


Fig 12 - 1946 Plans - Second and Third Floor

## 2.0 Historical Background

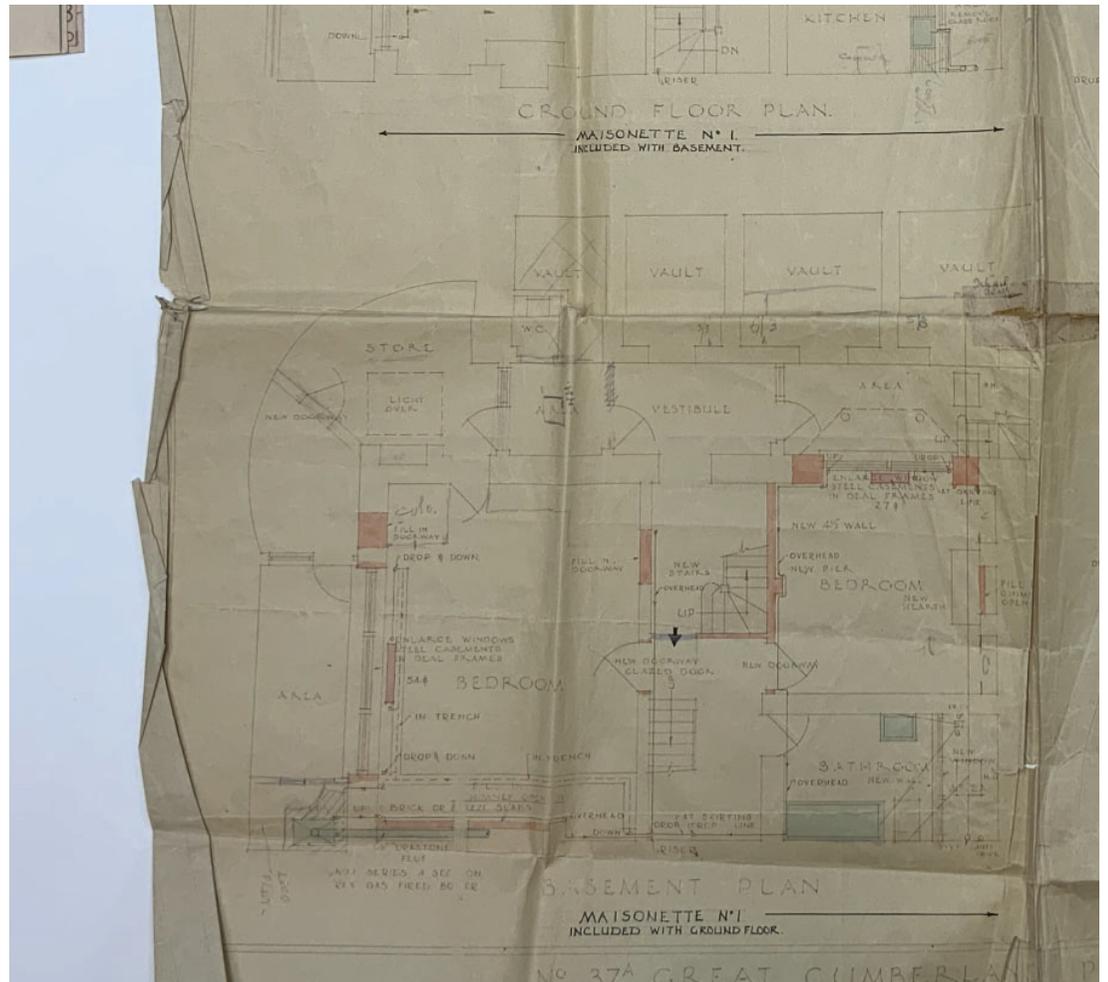


Fig 13- 1946 Plans - Basement

## 2.0 Historical Background

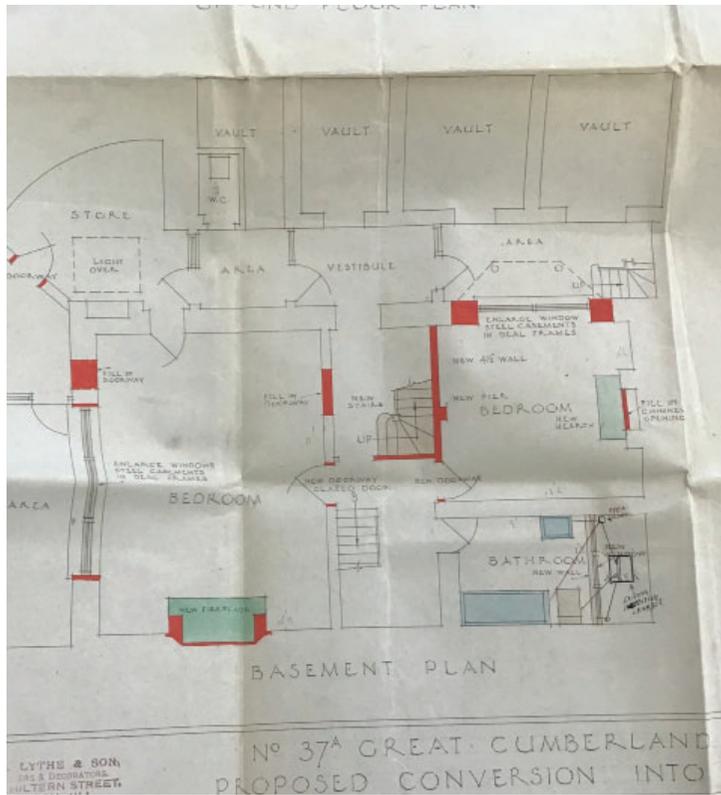


Fig 14 - 1947 Plans - Basement

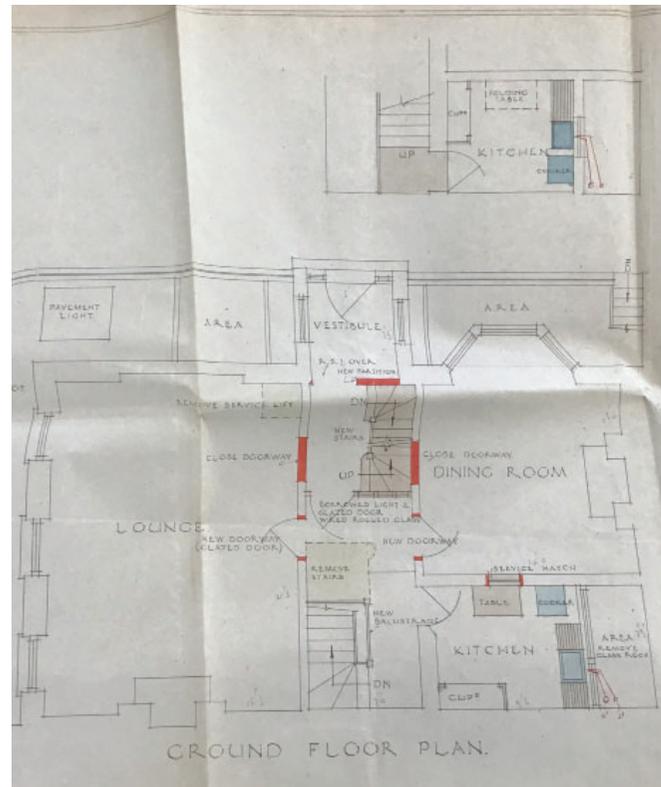


Figure 15 - 1947 Plans - Ground Floor

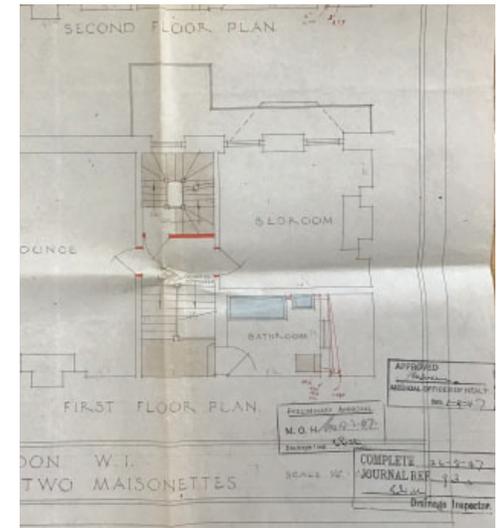


Fig 16 - 1947 Plans - First Floor

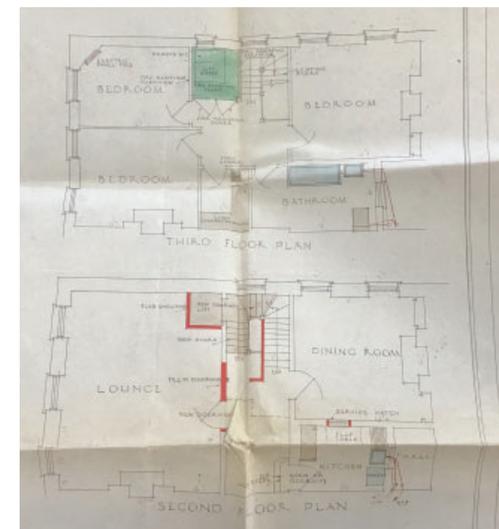


Fig 17 - 1947 Plans - Second and Third Floor

## 2.0 Historical Background

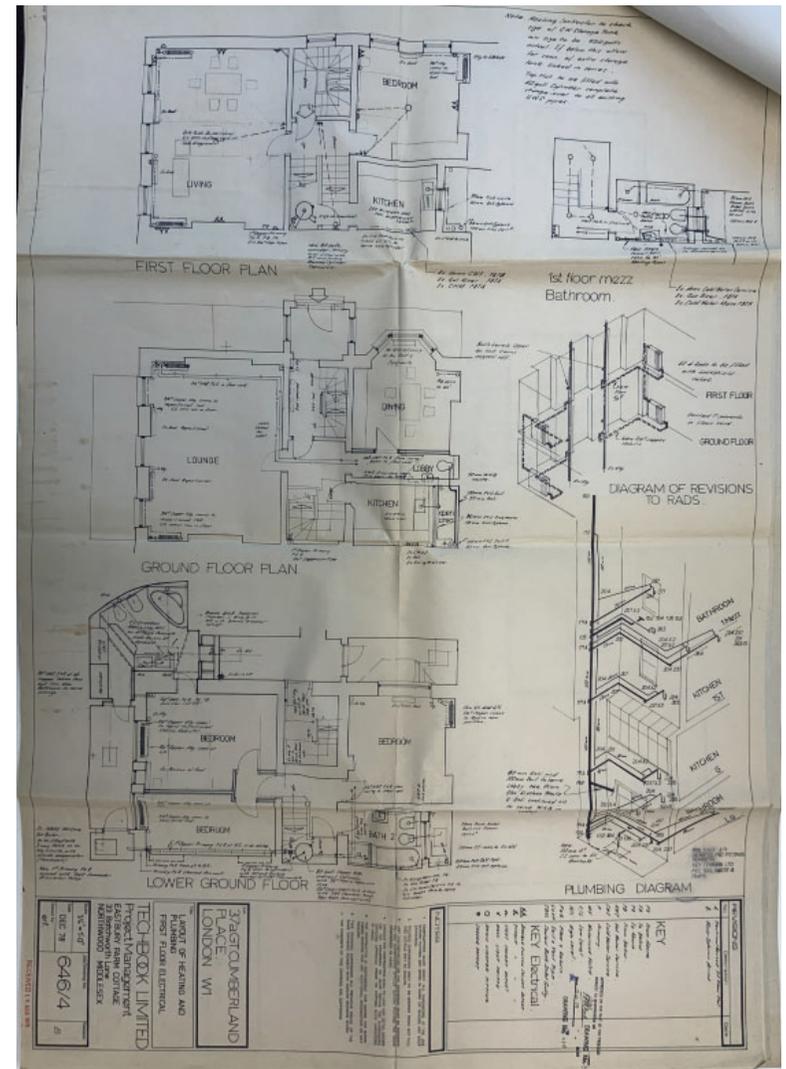


Fig 18 - Proposed layout of heating and plumbing - 1978

## 2.0 Historical Background

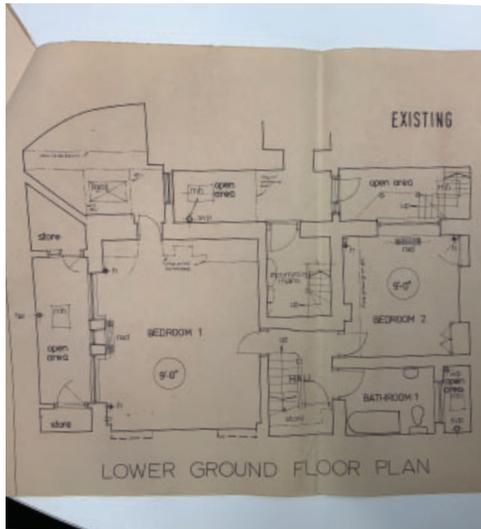


Fig 19 - 1980 LGF existing

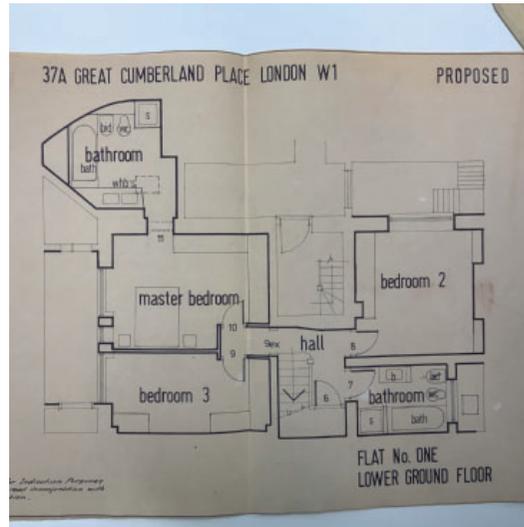


Fig 21 - 1980 LGF proposed

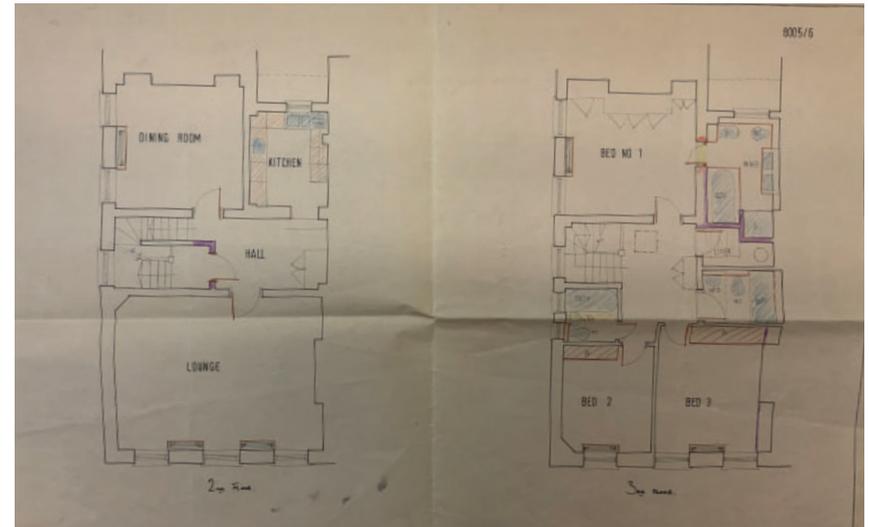


Fig 23 - 1980 1FL, 2FL proposed

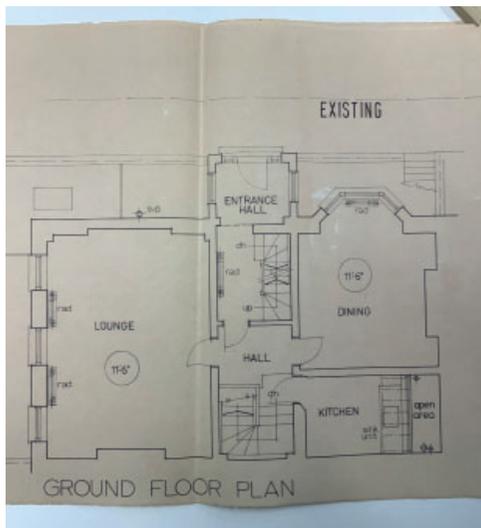


Fig 20 - 1980 GF existing

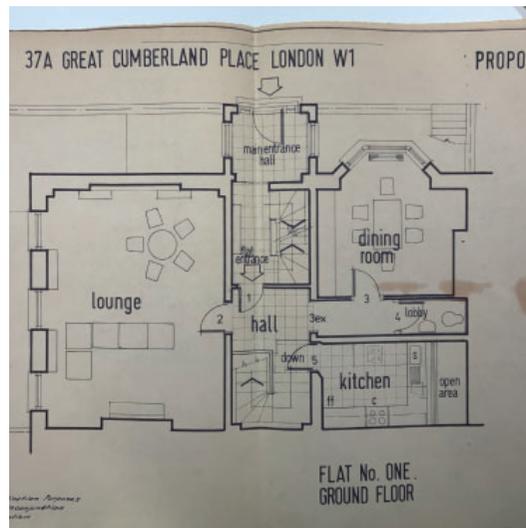
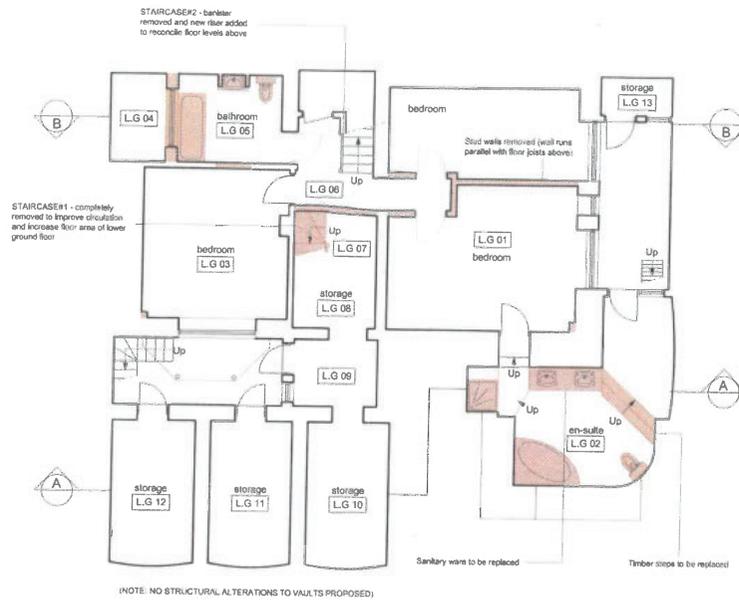
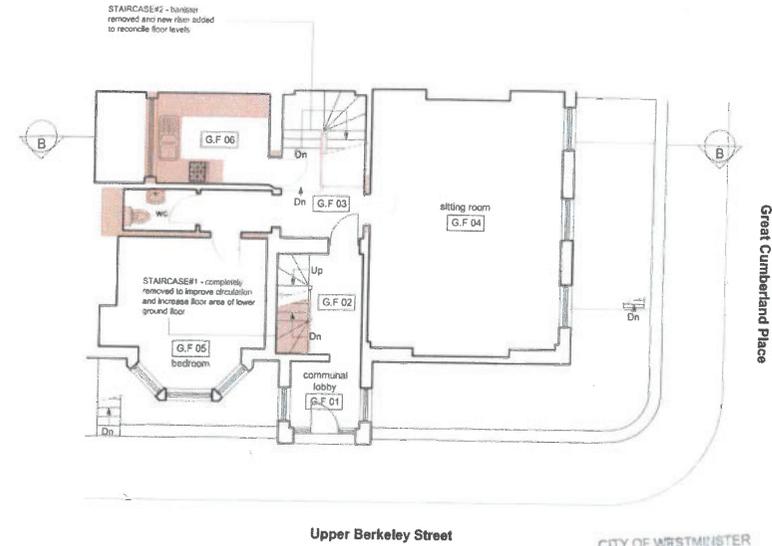


Fig 22 - 1980 GF proposed

## 2.0 Historical Background



Lower Ground Floor Plan



Ground Floor Plan

CITY OF WESTMINSTER  
RECOMMENDATION APPROVED  
23 Nov 2011  
for 37A Great Cumberland Place

CASE COPY  
TP:  
RN:  
ADDRESS:

C	17.11.11	RM	Conservation amendments
B	15.10.11	RM	Conservation amendments
A	30.09.11	RM	Amendments proposed by client
REV	DATE	BY	DESCRIPTION

Demolition work

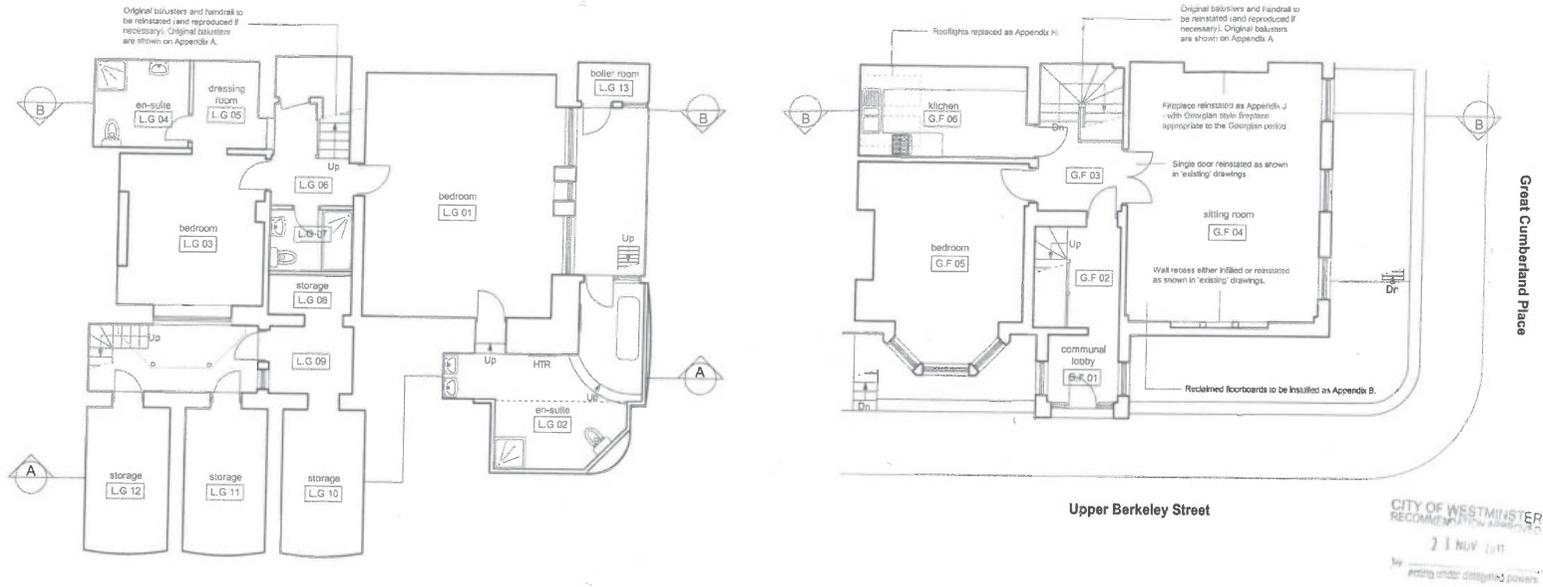
**NIGEL BIRD ARCHITECTS**  
CHARTERED ARCHITECTS ENGINEERS AND INTERIOR DESIGNERS

6 Middleton Place Langham Street London W1W 7TE  
Telephone: 020 7580 5152 E-Mail: nigel.bird@nigelbirdarchitects.co.uk Facsimile: 020 7436 7457

Project: 37A Great Cumberland Place Dwg Name: Demolition Plans  
RIBA Stage: Date: Aug 2011 Scale: 1:100 at A3 Dwg no: 1070.110-D Rev: C

Fig 23 - Lower Ground and Ground Floor As Existing with Demolition dated 2011

## 2.0 Historical Background



Lower Ground Floor Plan

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE PLANNED SCHEDULE OF WORKS (DRAWINGS 1070.370 & 1070.371) AND APPENDICES A - K.

Ground Floor Plan

CASE COPY  
 TP:  
 RM:  
 ADDRESS:

**NIGEL BIRD ARCHITECTS**  
 CHARTERED ARCHITECTS ENGINEERS AND INTERIOR DESIGNERS

6 Middleton Place Langham Street London W1W 7TE  
 Telephone: 020 7580 5152 E-Mail: nigel.bird@nigelbirdarchitects.co.uk Facsimile: 020 7436 7457

Project: 37A Great Cumberland Place Dwg Name: Proposed Reinstatement Plans (1)  
 RIBA Stage: Date: Oct 2011 Scale: 1:100 at A3 Dwg no: 1070.361 Rev: A

17.1.11 RM Conservation amendments

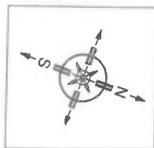


Fig 24 - Lower Ground and Ground Floor As Proposed dated 2011

## 2.0 Historical Background

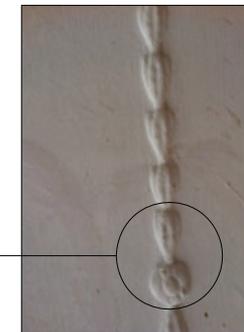


### METHOD STATEMENT:

- specialist to attend the site and carry out a survey, assessing the condition of the damaged plasterwork
- template to be taken from the curvature of one of the still existing corners to obtain the correct shape for a new moulding
- small section of the ceiling detail to be removed, with no interference to the existing ceiling bed, for copying and replicating
- specialist to make up a silicone rubber mould to match the existing removed section
- new sections to be cast in traditional fibrous plaster (casting plaster & hessian) and fixed onto the ceiling using a specialist adhesive, replacing the existing damaged section of the ceiling and in line with the curvature of the template taken previously
- ceiling to be repainted

MISSING SECTION

SECTION TO BE  
REMOVED AND COPIED



## NIGEL BIRD ARCHITECTS

CHARTERED ARCHITECTS ENGINEERS AND INTERIOR DESIGNERS

6 Middleton Place Langham Street London W1W 7TE  
Telephone: 020 7580 5152 E-Mail: nigel.bird@nigelbirdarchitects.co.uk Facsimile: 020 7436 7457

Project: 37a Great Cumberland Place Dwg Name: Ceiling Plasterwork

RIBA Stage: Date: Nov 2011 Scale: NTS Dwg no: 1070.514 Rev: B

DATE	BY	DESCRIPTION
24.01.12	RM	Method statement amendments
13.01.12	RM	Conditional amendments

Fig 25 - Decorative Repair Works As Proposed dated 2011

## 2.0 Historical Background

### Schedule of Works

The proposed works include:

- i. Lower and Ground Floor Apartment:
  - Internalizing the rear light well to both Lower Ground and Ground Floor Levels (including Rooflights above at Lower Ground Floor level)
  - Removing the communal stair from Ground to Lower Ground Floor level and turning the stair well into a shower room and storage area
  - Combining the 2 bedrooms at Lower Ground Floor level into 1 Bedroom
  - Amending the family bathroom at Lower Ground Floor level into an ensuite and dressing area to the adjoining Bedroom
  - Removing the WC to the Ground floor and including the additional floor area within the adjoining Bedroom
  - Strengthening the existing floor joists to Ground Floor Level
- ii. First floor apartment:
  - Converting the existing Kitchen into a Bathroom
  - Moving the kitchen into the Sitting Room
  - Replacing the existing internal staircase
  - Converting the existing Bathroom into a Bedroom
  - Lifting the existing floor to one consistent level throughout (excluding the mezzanine)

#### General:

- All bathrooms are to be refurbished.
- Fixing new softwood floor boards to Ground and First Floor levels with new finishes over.
- The electrical, heating and hot water installations are to be replaced.
- Damaged plaster is to be made good and or replaced where necessary
- All work will be carried out in line with the requirements of the current building regulations.

August 2011  
Ref.: NB/1070.5/30.08.2011

Under applications 11/08133/FULL and 11/08134/LBC alterations have been carried out to lower ground and ground floor. From visiting site in 24th August 2021 these applications appears to have been implemented, in particular the removal of the partitions to form Bedroom LG.01 and the works to the adjoining bathroom.

On these drawings there appears to be no chimney breast. However the finished line of the room projects in front of the adjacent stairwall which doesn't correspond with previous floorplans suggesting the alcoves either side of the breast is infilled or the wall has been amended.

From a site inspection the bedroom on lower ground floor LG.01 has contemporary joinery with mirrors and artwork lining this wall which would account for some depth building out this wall. Please refer to fig 26. This work is not indicated in applications 11/08133/FULL and 11/08134/LBC and no records have been found on the planning portal.



Fig 26 Photograph of LG.01 taken 24th August 2021

Fig 25 - Schedule of Works dated 2011

## 3.0 Existing Site

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### Front Elevation

From inspection the stock brick on the Great Cumberland Place elevation is in poor condition. Cracking is visible in the masonry. The ground floor window cill nearest adjacent to the main entrance door of no.37 is badly cracked and the render applied to the window reveals is in poor condition. The first floor window aperture is also badly cracked and the render has fallen away from the soffit of the opening. The slab of the cantilevered balcony has deep cracking from front to back. The pipework is corroding and the metal railings are badly damaged on the corner. In general the facade is in poor repair on this side.

### Ground Floor

On the RHS to the chimney breast there is evidence of cracking. The plaster is coming away from the wall and appears to be live in areas. There is also cracking at lower level around the sockets on this side. A closer inspection shows the plaster work is pink on the edge of the crack where the wall has been opened up suggesting the wall has been finished with gypsum plaster. The decorative plaster work repaired in 2011 is all intact but there are cracks to the LHS of the chimney breast.

### Basement

The basement Party Wall is not as indicated on the latest available floorplans. When inspected from 37a contemporary wall linings and boxings have been introduced creating a niche in the centre. A suspended ceiling has been installed. Contemporary flooring with traditional style skirting is installed. When viewed from no 37 through opening up works a skin of blockwork can be seen with a void between the blockwork and the traditional brickwork.

### 3.0 Existing Site

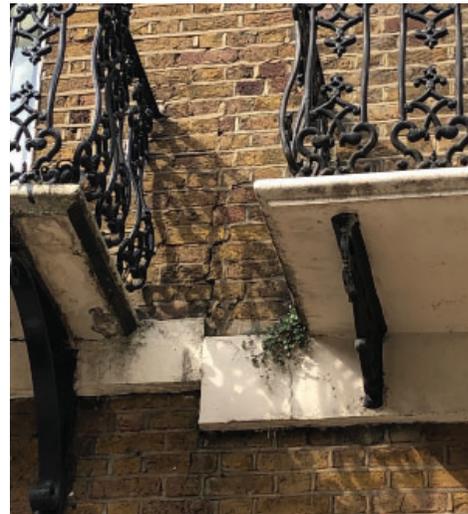
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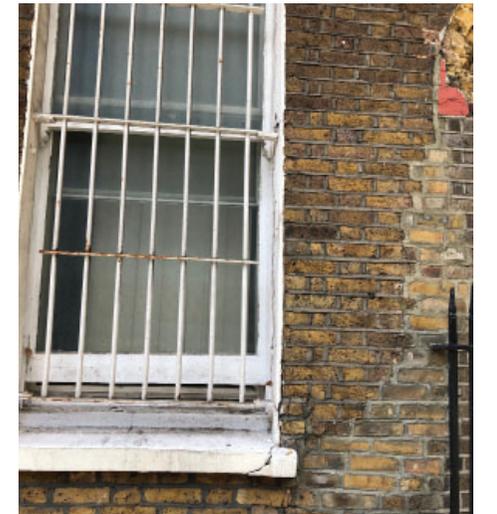
Photograph 1 - Front elevation 37a & door of no.37  
August 2021



Photograph 2 - Front elevation 37a, first floor  
window - August 2021



Photograph 3 - Balconies of no 37a and 37 - August  
2021

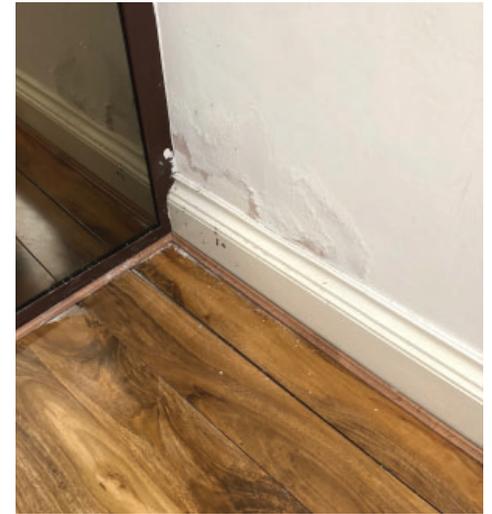


Photograph 4 - Ground floor window of 37a -  
August 2021

### 3.0 Existing Site



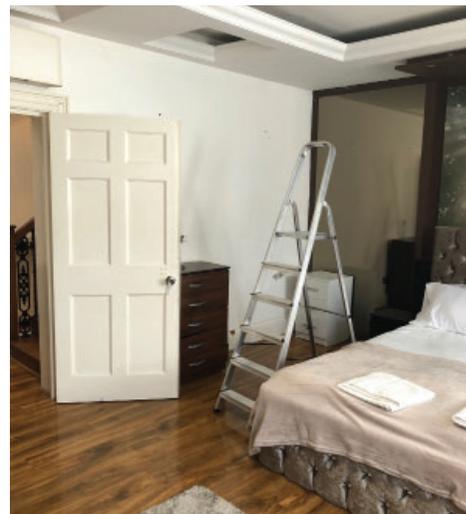
Photograph 5 - Basement bedroom - August 2021



Photograph 6 - Basement bedroom - August 2021



Photograph 7 - Basement bedroom - taken from no37 behind wall - August 2021



Photograph 8 - Basement bedroom - August 2021



Photograph 9 - Basement bedroom - August 2021

### 3.0 Existing Site



Photograph 10 - Ground Floor Sitting Room - August 2021



Photograph 11 - Ground Floor Sitting Room - August 2021



Photograph 10 - Ground Floor Sitting Room - Crack to RHS of chimney breast - August 2021



Photograph 11 - Ground Floor Sitting Room - Crack to RHS of chimney breast - August 2021



Photograph 10 - Ground Floor Sitting Room - Cracks in ceiling - August 2021



Photograph 10 - Ground Floor Sitting Room - Close up of cracked plaster - August 2021

### 3.0 Existing Site

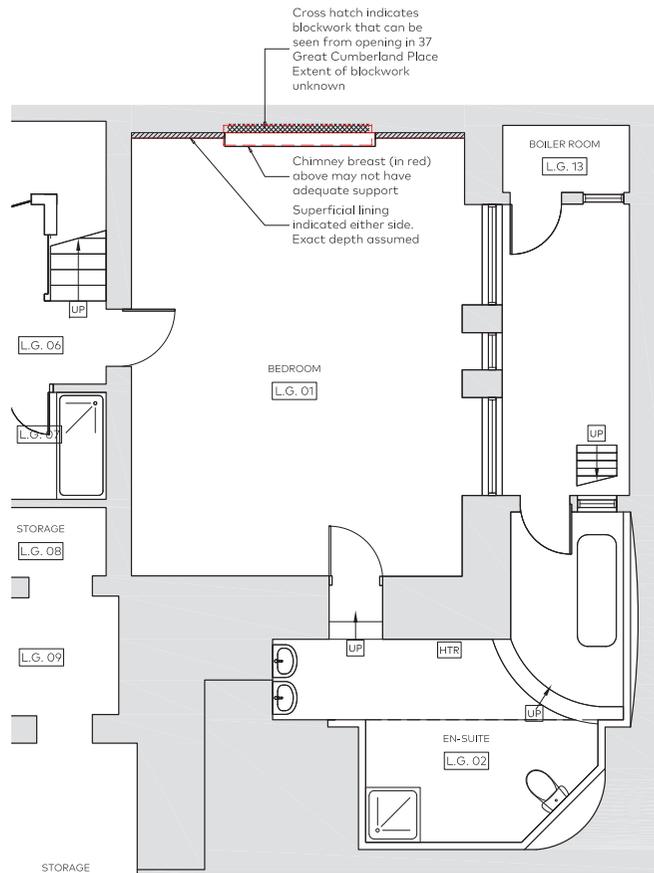


Fig 27 - Diagrammatic sketch of current arrangement at Lower Ground Floor

Please refer to figure 27 for a diagrammatic plan indicating the chimney breast at ground floor superimposed over the lower ground floor. We have also allowed for the skin of blockwork (rear view of this can be seen from investigative works in 37 Great Cumberland Place).

Although not specified explicitly in any of the works indicated on the historic floorplans these findings would suggest that the existing chimney breast at lower ground floor has been removed or has been altered in a way that does not provide adequate work to the chimney breast above.

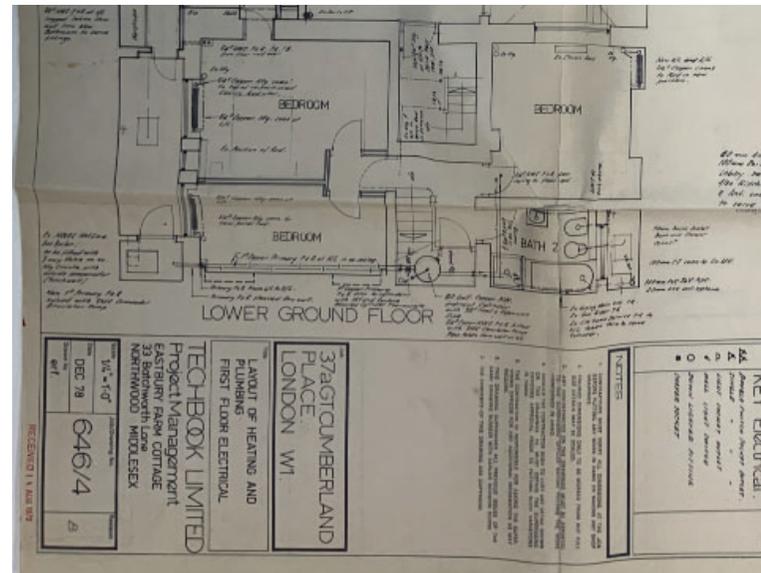


Fig 28 - Floorplans dated 1978

## 4.0 Proposals

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The proposal is to rebuild a section of the Party Wall between 37a and 37 Great Cumberland Place.

### **Ground Floor Proposals and their Impact**

At ground floor level the masonry is in very poor condition when viewed from no 37 Great Cumberland Place internally. A section of plaster has been removed to investigate the masonry and the Structural Engineer has advised that the current structural condition cannot be resolved by using localised ties and that rebuilding in this area is necessary. On 37a side the plasterwork is cracked and live. There is cracking further back into building on the ceiling also.

The ground floor front room is on the principle floor of the building and an Edwardian decorative scheme still remains. The chimney piece was constructed in 2011 and the decorative plasterwork was repaired then also. The rebuilding of the Party Wall would stabilise the wall in a principle room. Mouldings of the plaster would be taken to ensure an exact match for replacement after the rebuilding of the masonry. The chimney-piece would be removed for the duration of the works and reinstated afterwards. The dado rail and skirting would be removed and reinstalled. If any sections are beyond repair new joinery would be installed to match the existing profiles exactly. The plaster would be replaced to match the existing material. The historic plan form of the room will be retained.

Some historic fabric will be lost during the works as a result of the rebuilding of the Party Walls and chimney breast. This will include masonry, plaster and decorative plasterwork. All of these items will be rebuilt to match the existing materials. On balance these structural repairs in a principle area will allow repairs to be carried out on the facade which is a area of significance and forms part of the group value the heritage asset.

## 4.0 Proposals

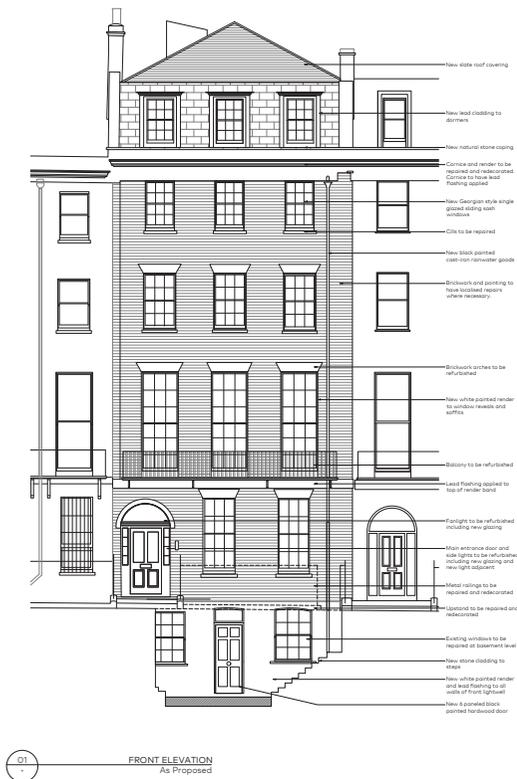
### Basement Proposals and their Impact

At basement level alterations in blockwork to the existing Party Wall and chimney breast have undermined the structure of the wall. The structural engineer has proposed rebuilding of the Party Wall and chimney breast. This would reinstate the historic arrangement at basement level. There does not appear to be historic fabric in this area, the wall has been built up in blockwork and the wall ceiling and floor finishes are contemporary.

The proposal at basement level would cause no harm and would give the necessary structural support for repairs to be carried out on more significant parts of the property.

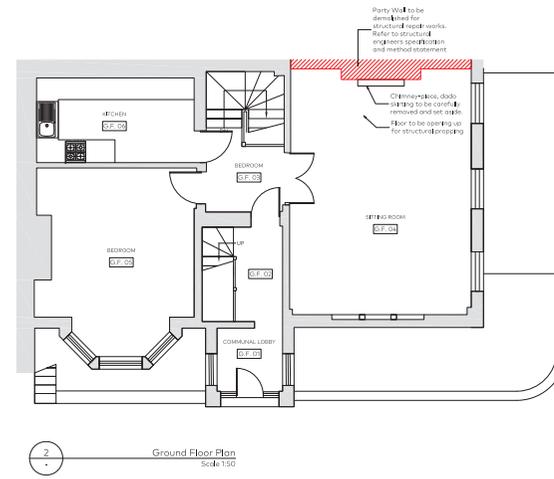
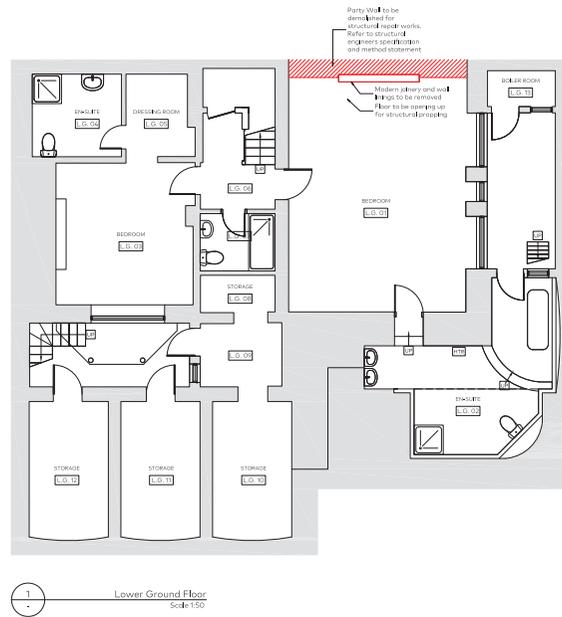
The structural proposal involves the introduction of new concrete footings for propping up to first floor level whilst the masonry is being rebuilt. Where the floor is opened up to accommodate this it will be reinstated to match the existing arrangement exactly. If any stone flags are found during this process they will be carefully removed and put back in position when the floor is closed up again. Any floorboards lifted will be numbered, put aside and put back in position. The proposals have been designed with great care to minimise any loss of historic fabric.

These works in a area of lower significance will allow a substantial refurbishment to be carried out to the adjacent listed building no 37 Great Cumberland Place. Please refer to adjacent extract of proposed elevation. It would also support the necessary works required to the facade of 37a Great Cumberland Place.



Drawing 865(PL)710 Rev C form applications  
20/03651/LBC and 20/03650/FULL

# 4.0 Proposals



**KEY**

- Existing wall
- Demolition

A	16.09.2021	Issue for LRC	08
B	16.09.2021	Issue for Notes	08

**Client Notes:**  
 Do not cut. All work must be checked on site before commencing on site. All work must be checked on site before commencing on site. All work must be checked on site before commencing on site. All work must be checked on site before commencing on site.

**PLANNING**

Application No:	922	Drawn/Revised:	(PL)160	File:	1:50@A1
Drawing No:					1:100@A3

Project: 37a Great Cumberland Place, W1

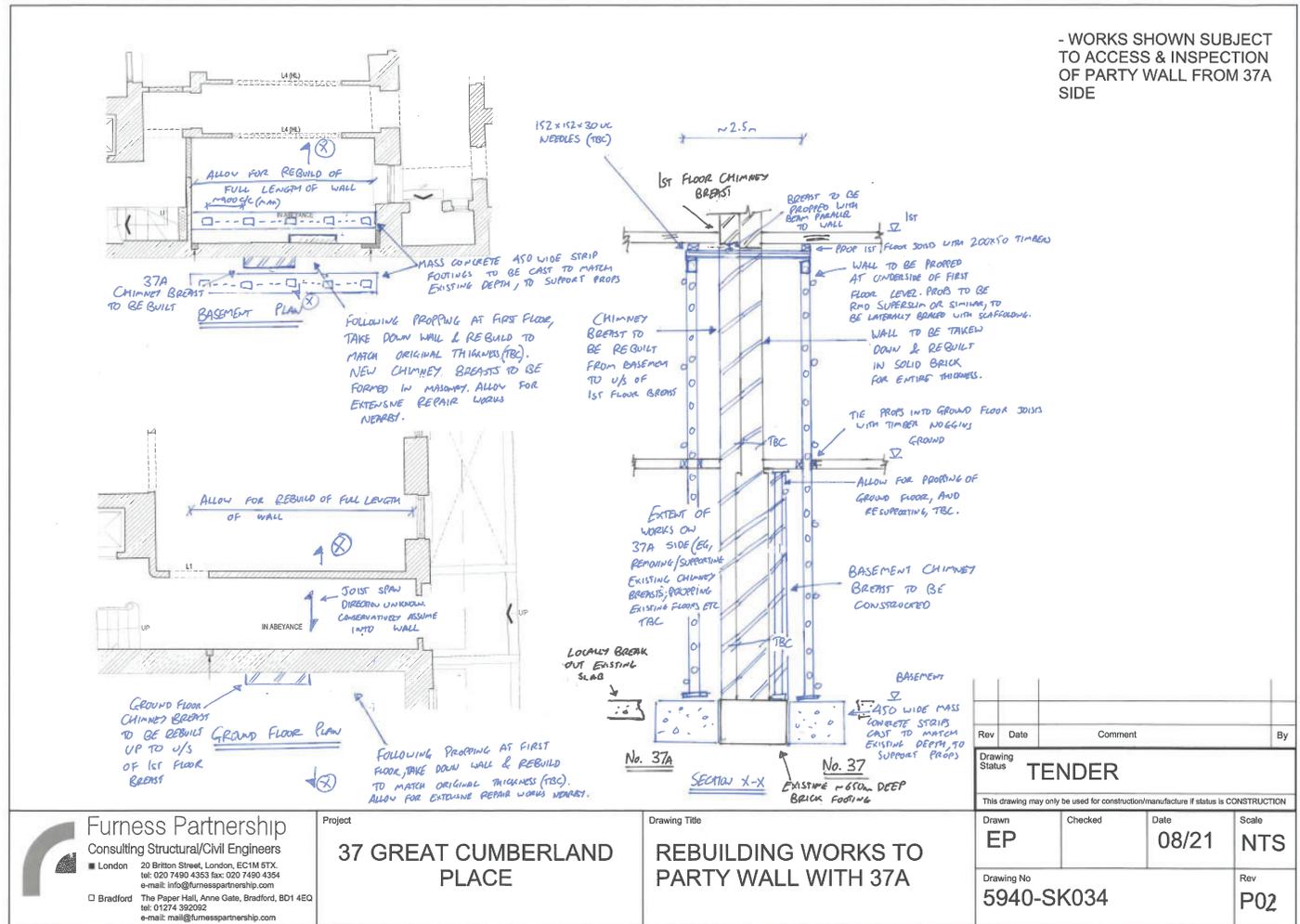
Client: Private Client

Date: 16.09.2021

Architects and designers: **Garnett & Partners**  
 25-26, 101, The Park House, 55-55 Old Street, London EC1A 1DU  
 +44 (0) 20 7638 7677  
 www.garnettpartners.com



## 4.0 Proposals



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 e-mail: mail@furnesspartnership.com

Project  
**37 GREAT CUMBERLAND PLACE**

Drawing Title  
**REBUILDING WORKS TO PARTY WALL WITH 37A**

## 5.0 Conclusion

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37 Great Cumberland Place a Georgian townhouse has been substantially remodelled. Its use of flats and maisonettes has lost plan form and refurbishment work in later years has caused structural damage.

The building is in severe need of sympathetic structural repair work so that damage to its significance can be remedied.

The proposals would support later substantial enhancements to the building's exterior, would reinstate the basement front room plan form and this would be a heritage benefit. Interventions has been carefully considered and designed to avoid overall harm to be building.

The Act asks decision makers to have special regard to preserving the special interest of listed buildings, and this is proposed. There would not just be preservation but improvement, particularly to the building's compromised structure.

The setting of surrounding listed buildings, particularly 37, 39, 41 Great Cumberland Place, and the VAD Ladies Club at 44 Great Cumberland Place opposite the site, is compromised by the poor quality changes to the building, and these would be remedied; this would enhance the setting of these buildings, and this satisfies other parts of section 66 of the Act. The character and appearance of this part of the Portman Estate Conservation Area would also be enhanced by the proposals, and this satisfies section 72 of the Act.

For these reasons, the proposals comply with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; paragraph 193 of the NPPF and Westminster's local plan. Therefore, it is the conclusion of this report that they should be granted Listed Building Consent.

## 6.0 Sources and Bibliography

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### Maps:

John Rocque's Plan of the Cities of London and Westminster and the Borough of Southwark, 1747  
Horwood, Survey of London, 1792  
Peter Porter, Map of the Portman Estate in K Melville Poole, 'Portman Estate: A Study in Private Planning', 1820  
Booth, Descriptive Map of London Poverty 1889-90  
Saunders, Ann, ed., The London County Council Bomb Damage Maps,

### City of Westminster Local Studies and Archives (WCA)

Drainage plans for 37a Great Cumberland Place, 1908, 1914, 1946

Black and white photograph of 37a-37 Great Cumberland Place, 1960s

### Westminster Planning Portal

Heritage Building Report by Donald Insall Associates June 2020  
Floorplans dated 2011 by Nigel Bird Architects

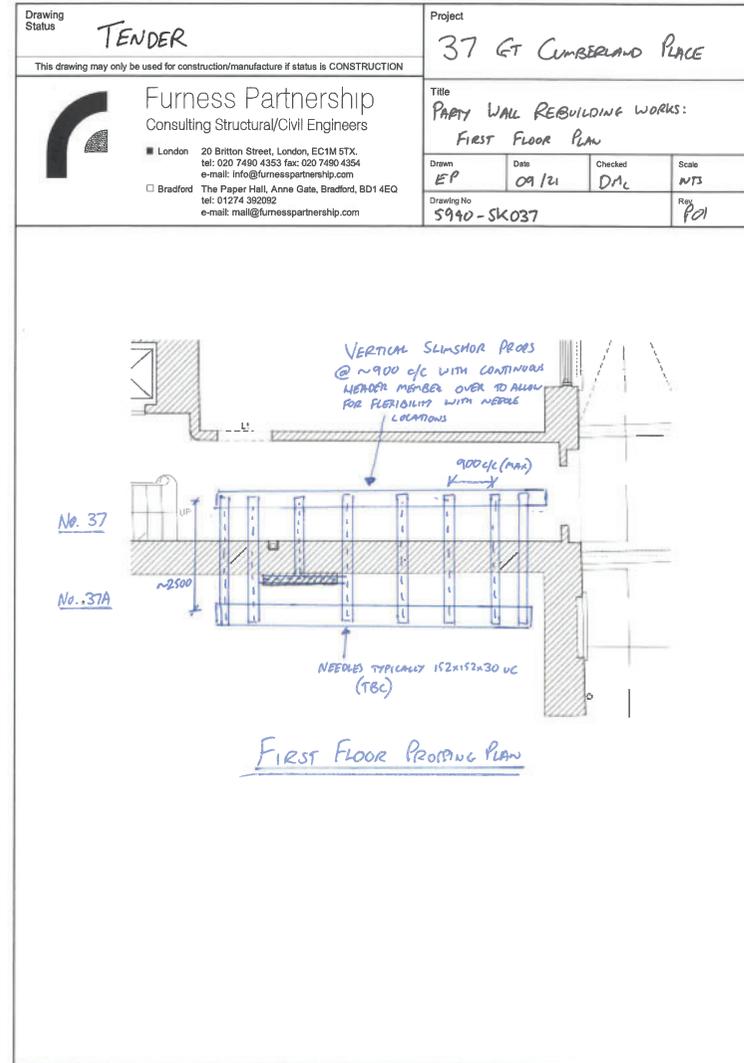
### Portman Estate Archives

Floorplans for 37 Great Cumberland Place, 1947, 1978, 1980

### Books and Articles

City of Westminster, Portman Estate Conservation Area Audit, 2003

## 7.0 Appendices



## 7.0 Appendices

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**Furness Partnership**  
Consulting Structural/Civil Engineers

### **37 & 37A GT CUMBERLAND PLACE PARTY WALL WORKS, LONDON W1H**

#### **Structural Design Statement:**

No. 37 Gt Cumberland Place is a scheme to refurbish a listed mid-terrace Georgian property. The property is currently unoccupied and has been modified throughout its lifetime, but it is typical of buildings in the surrounding area. The building is to be sensitively restored and refurbished throughout, retaining the existing fabric and hierarchy of spaces as far as possible, with structural alterations and strengthening works carried out where necessary. At its southern side it adjoins no. 37A Gt Cumberland Place, with which it shares a party wall.

The Furness Partnership have carried out a visual survey on the existing building and found the party wall to be in a very poor condition at ground floor and basement level on the no. 37 side, including large cracks indicative of substantial movement which have also appeared on the front façade. A limited visual inspection has been undertaken of the no. 37A side, with some potential issues being apparent within the wall finishes, and it has been recommended to undertake intrusive works on this side to fully understand the wall condition.

The damage and movement of the wall is thought to have occurred due to the basement chimney breast on the no. 37A side being removed. It is unknown whether any supporting structures were installed to support the breasts which are present on the ground, first and second floors. This has potentially caused an eccentricity of load in the wall which has caused it to twist and move.

The damage and movement of the wall is too great for typical masonry repairs, and as such it is recommended to prop the wall just below first floor level (with the props extending down to the basement), take down the damaged length of wall and rebuild. The chimney breast on the no. 37A side should be reinstated to support the breasts above, and as part of the works a chimney breast is proposed to be constructed on the no. 37 side at basement level only. The wall should be built to a full thickness throughout, and the new chimney breasts should be built in. The no. 37A basement chimney breast should be built up to the underside of the ground floor breast.

The wall should be rebuilt with the existing brickwork as much as possible, with any cracked bricks discarded and replaced with matching brickwork. The existing bricks should be cleaned of mortar residue before being reused.

The front façade has a number of issues, likely in part due to the movement of the party wall that returns behind it. The windows of no. 37A have cracks in the masonry at their corners, and the two columns of window openings nearest to the party wall should be framed out in timber to prevent further movement. Additionally, the first floor stone balcony of no. 37A has a large crack and should be propped down to the basement lightwell to prevent any risk of collapse or further damage.

Furness Partnership  
No. 37 & 37A Gt Cumberland Place

Structural Design Statement  
Job No. 5940