

4B (2nd and 3rd Floor Maisonette) Henrietta Street Design & Access Statement

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1. Introduction

This document forms the Design & Access Statement for the maisonette, including second and third floor, at 4B (2nd and 3rd Floor Maisonette) Henrietta Street, London, WC2E 8PS.

1.1 The proposed works

The work aims to improve the performance and function of the home by upgrading the windows at front and rear to double glazing in order to provide better thermal and acoustic insulation, which will reduce the demand on the heating and cooling systems. The existing window frames will be retained, and only the glazing replaced.

1.2 Planning History

The City of Westminster has approved the following for 4 Henrietta Street as a whole:

- 1973 Link ground floor with rear extension
- 1976 Wholesale warehouse, offices and two flats
- 1979 Ground floor link front room to rear room
- 1980 Addition of glazing bars to all floors
- 1980 Approval for a maisonette (No. 4B Henrietta Street)
- 1980 Ground floor and basement to become a restaurant
- 1980 New shop front and formation of external staircase to the basement
- 1998 Ground floor unit installing air conditioning unit
- 2013 Change of use of first floor from office to flat (12/10856/FULL)
- 2016 External alterations to ground floor extension (16/02197/FULL)
- Numerous applications for external signage to shop front at ground floor and the addition of eyebolts to the street facade for Christmas lighting.
- 2022 Installation of double glazing sash windows, air source heat pump on roof, photovoltaic solar panels, and internal alterations including loft insulation (22/08013/LBC).

1.3 Planning Policy Context

The site falls within the City of Westminster and is concerned by the following policy areas within the Westminster City Plan 2019-2040 and Policies Map:

Commercial: the street is an area of retail frontage at ground floor, popular to pedestrians.

- West End Retail and Leisure Special Policy Area
- Central Activities Zone Retail Cluster

Tourism: St Paul's Church and Covent Garden market are in close proximity to the site. Entertainers frequent the piazza between them, and market stalls are found daily.

- Strategic Cultural Area : West End

Transport: The site is covered by the following policy, which aims to deliver sustainable development for growth and better air quality.

- Westminster's Transport and Public Realm Programme and Local Implementation Plan 2019/20 to 2021/22.

Environment:

- Guidance at westminster.gov.uk regarding energy efficiency guidance for householders, specifically for the inclusion of solar panels and heat pumps.
- Air Quality Strategy and Action Plan (2019-2024)
- Noise Strategy (2010-2015)

Design and Conservation: The site is located within:

- Covent Garden Conservation Area
- 4 Henrietta Street is Grade II Listed



No. 4 Henrietta Street

2.Site

2.1 Site Location



1 - Henrietta Street



1 - Covent Garden market, southern side



2 - St Pauls Church and Henrietta Street behind



Site Location Plan

Key

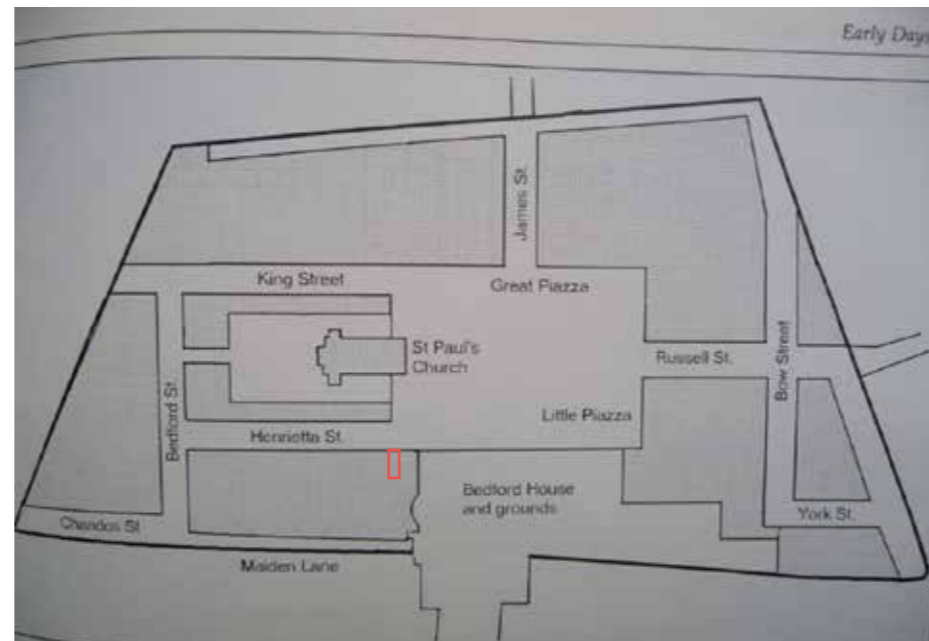
- No. 4B Henrietta Street
- Tube station
- Grade II Listed Group Value: No.s 3-8 Henrietta Street
- Landmark
- Cycle Quietway
- Covent Garden Conservation Area
- Photograph location



3. Heritage

3.1 Henrietta Street Heritage:

- Henrietta Street is located to the southwest corner of the Covent Garden piazza, which was laid out in 1631. It neighboured Bedford House and grounds.
- Most of the street was rebuilt in first half of the 18th century following a fire. The new layout of the street and piazza was recorded in various plans from the Bedford Estate. The Survey of London states that detailed specifications were drawn by the Bedford Office 'so that the whole Range of new houses.....may appear regularly uniformly and handsomely built'.
- Part of the street was re-built again in the 19th century using Portland Cement.
- No.s 3 to 8 Henrietta Street were Grade II listed with Group Value in 1973. Special interest lies within the street elevation of the group of houses along Henrietta Street which have elements of original fabric.
- Refer to the Chapter 1.2 for various approvals for alterations of the building.



Estate Plan 1630.



Covent Garden piazza, c1760-80, British History



Good Map 1888, Bedford Estate Archive



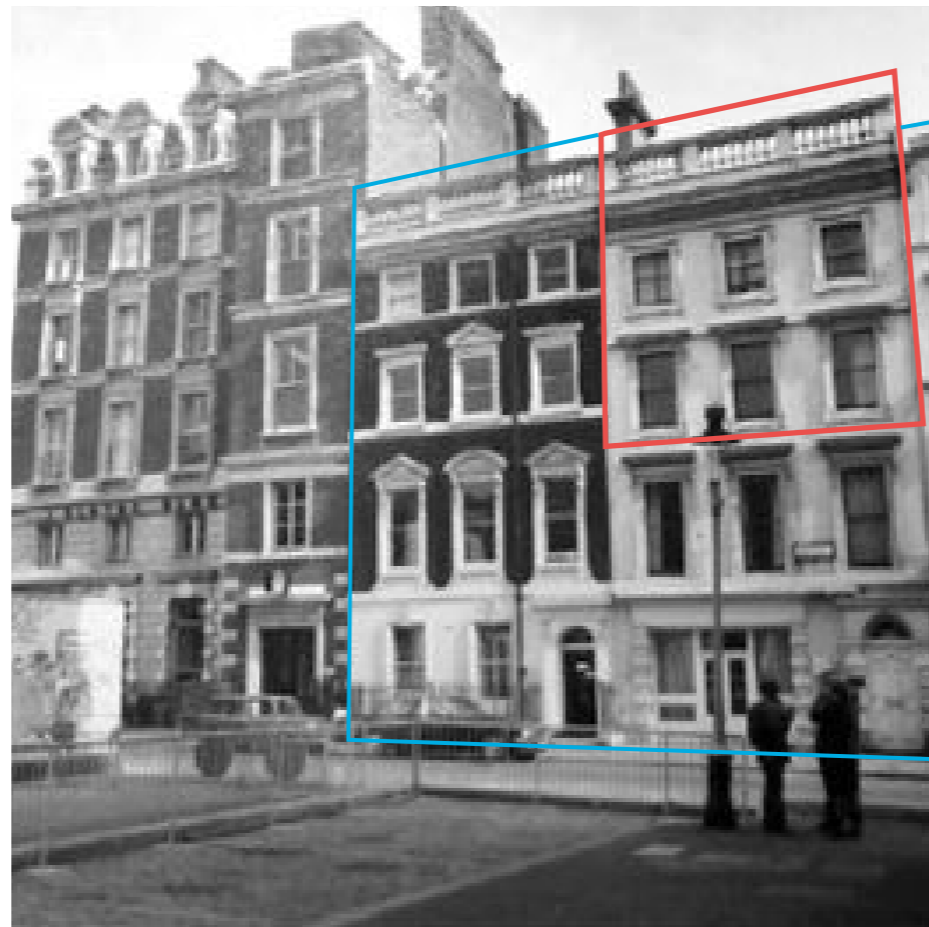
Collage, City of London c1965.

Key

No. 4B Henrietta Street

3.2 No. 4B Henrietta Street Heritage:

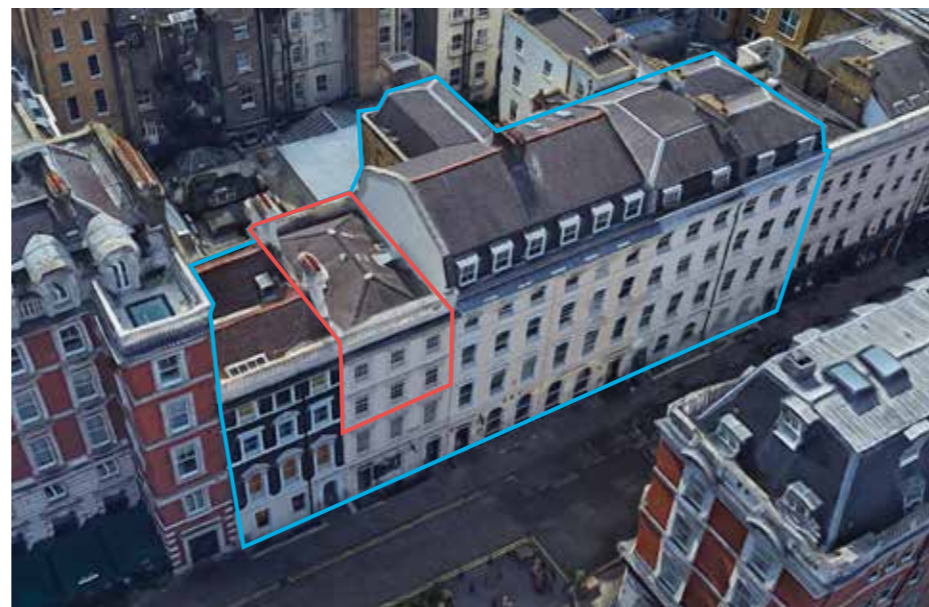
- 4B Henrietta Street is Grade II Listed with Group Value.
- It is located within the Covent Garden Conservation Area in the City of Westminster.
- The special interest of the building is in the elements of the fabric which are original, including joinery, plasterwork, staircase and plan form.
- No. 4B appears to have had darker window frames in 1975, compared to 1986. The third floor windows also appear to be four-pane compared to their later design of sash windows. Refer to the images on the right.
- The elevation at ground floor of No. 4 as undergone various variations.
- No. 5, neighbouring No. 4 to the right hand side, has built another storey since the photograph in 1986.



Henrietta Street, 1975 (No. 4 to the right)



Henrietta Street, 1986, London Picture Archive (No.4 to the right)



No.s 3-8 Listed with Group Value, 2022



No.s 3-8 Listed with Group Value, 2022

Key

- No. 4B Henrietta Street
- No.3-8 Listed with Group Value

3.3 Existing Elevations

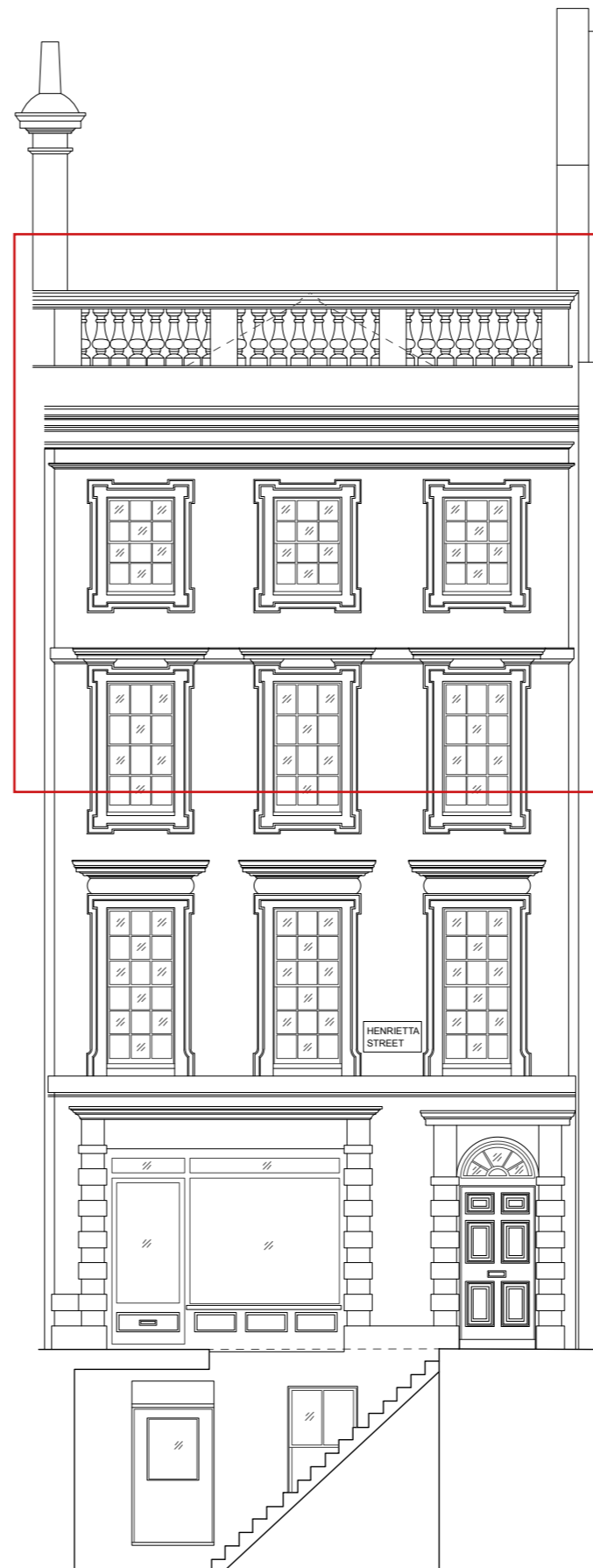
- The building is 5 storey, including a basement. The ground and basement levels are used for retail, an office is located at first floor and the residential unit in question, no. 4B, is located on the second and third floor. There is a ground floor rear extension with modern roof lights and air conditioning units.
- The building is a rebuilt Georgian Terrace house. The street elevation has traditional cornice detailing and was faced in stucco in 1865. The building has painted Portland cement renderings and dressings and a slate roof. The roof is located behind a stone balustrade and parapet.
- The front elevation has three windows at each level. The surrounding cornice with detailing at second floor is more detailed than at third floor.
- The rear elevation is rendered, and windows appear to have Victorian sashes and frames. This elevation is of less historical importance than the front.
- The building is accessed from Henrietta Street only, there is no rear access.



Front Elevation of No. 4 Henrietta Street

Key

No. 4B Henrietta Street



Existing Front Elevation



Existing Rear Elevation

4. Proposal

4.1 External Alterations

The external alterations comprise of upgrading all external windows with double glazing. By upgrading the windows it is intended that the environmental performance of the building fabric will be improved, whilst maintaining the existing appearance.

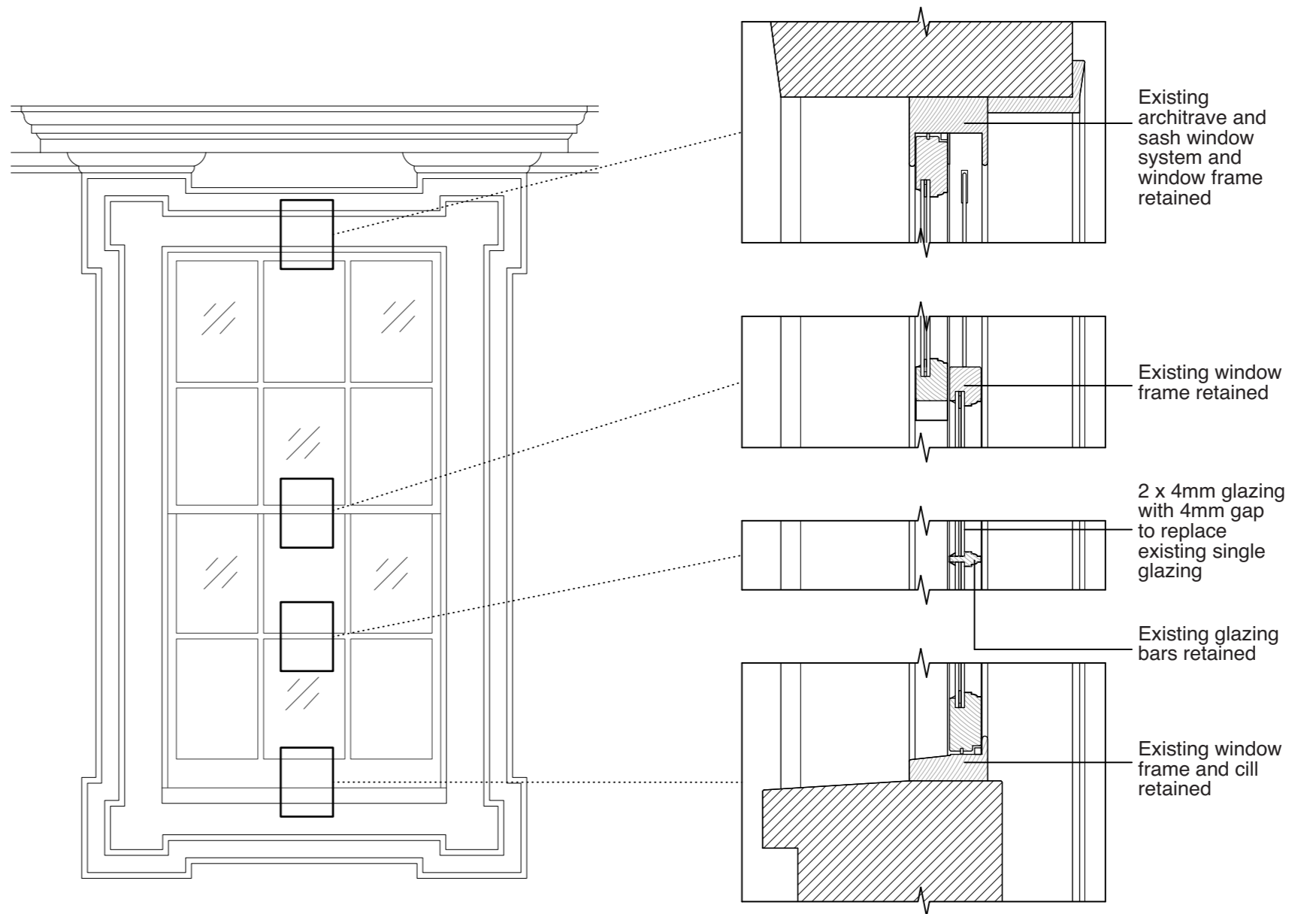
The front and rear windows are currently single glazed and it is proposed to upgrade them with new, double glazing within the existing window frames, retaining the existing profile and arrangement of panes. The existing sash cords and weights have been tested and will accommodate the new double glazing. The internal timber panelling and architrave will remain as existing.



Existing window, internal view



Existing window, external view



Typical Window Proposed Elevation

Typical Window Proposed Section

5. Heritage Statement (Heritage Impact Assessment)

5.1 Application site heritage designation

The application property is:

- Grade II listed
- within the Covent Garden Conservation Area

5.2 Significance of the heritage asset

No. 4 comprises of four storeys and a basement. The building dates from the late 18th century and was altered in the mid-19th century, 20th century.

The property was listed in 1973 under list number 1066646. The listing described the property as:

1780-81 rebuild with alterations of 1865. Painted Portland cement rendering and dressings (1865) on brick, slate roof. 4 storeys and basement. 3 windows wide. Doorway to right flanked by rusticated piers with cornice over, panelled door and semicircular radial patterned fanlight; mid C.20 shop front. Upper floors have sashes in eared architraves, with pulvinated friezes and dentil cornices on 1st floor, enriched cornices linked by plat band to 2nd floor. Narrow frieze to crowning dentil cornice and balustraded parapet.

Note that the property this application relates to is the upper storey flat, whereas the listing relates to the whole building.

The impact of the building is mostly observed from the public realm, from Henrietta Street and Covent Garden. The property can be seen from private views to the rear. Refer to the Design and Access Statement for contextual photos.

Internally, the impact is enjoyed by the resident. Little of the original fabric remains internally. The layout was modified in the early to mid-twentieth century and again since, through its not know when. Internal finishes, including floors and ceilings are not original. There are matching fireplaces in the front and back second floor rooms.

5.3 The proposed works

The front and rear windows are currently single glazed and it is proposed to upgrade them with new, double glazing within the existing window frames, retaining the existing profile and arrangement of panes. The existing sash cords and weights have been tested and will accommodate the new double glazing. The internal timber panelling and architrave will remain as existing.

5.4 Impact on significance

Window glazing replacement:

The front and rear windows are single glazed with glazing bars and are not original. This is evidenced by historic photos from the street, showing the fenestration pattern to be different to the current installation. The windows to the rear are identical to the new front windows, indicating that they were manufactured together and installed at the same time.

On this basis, there would be no harm or impact on the historical fabric or appearance, as the window frames will be retained. The proposal to introduce double glazing will help ensure the building's longevity.

5.5 Enhancement and public benefits

The proposals are modest, and will have limited visual impact. However, the public benefit will be gained through the reduction in energy demand and the implementation of sustainable energy sources. This will contribute towards Policies 36 and 38D.

Front windows



Rear windows



Internal views of existing windows



Historic photo showing sash windows with undivided panes



Contemporary photo showing windows with divided panes.

Key



6. Sustainable Design Statement

6.1 Design principles

The proposal hope retrofit the existing building to future proof the building in line with Policy 38, Section D, of Westminster’s City Plan.

The proposal outlined in Chapter 4 will improve the thermal performance of the existing building fabric. It aims to reuse the building fabric in the form of window frames to prevent building waste.

6.2 Fabric improvements

The existing windows are modern, but single glazed. Replacing the single glazing with double glazing will reduce heat loss, drafts and condensation in every habitable room.



Existing external view of 4B Henrietta Street



Existing windows internally, timber architraves to be retained

Key

 No. 4B Henrietta Street

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