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Title

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# Design & Access Statement including Heritage Statement

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Address

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15 Regent Street, London

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Client

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The Crown Estate

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Date

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21 August 2023

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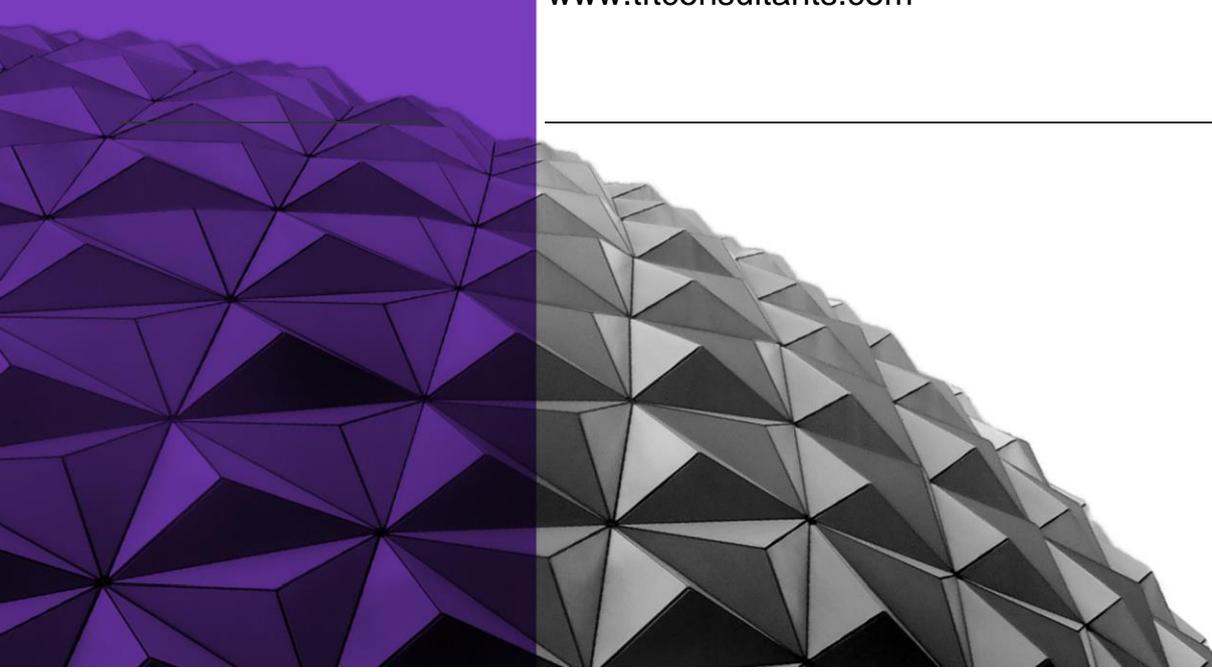
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## Report Particulars

Issue/Revision	Draft 1	Date of issue	21 August 2023
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Report Production	Jacqui Allen MRICS
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Checked & Authorised by	Mike Wills MRICS
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IDENTIFICATION PHOTO – Regent Street Front Elevation

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## 1.0 Introduction

This document incorporates a **'Heritage Statement'** as required by National Planning Policy Framework: Section 12 (Conservation and enhancing the historic environment).

This application relates to the external repairs and redecoration of 15 Regent Street, London, SW1, which are required to maintain the property in good condition. The works for which Listed Building Consent are required are as follows:

- Stone cleaning including trial samples
- Stone repairs to facing stonework (provisional)
- Replacement of full section of facing stone (provisional)
- Repointing of cracked and open stone joints
- Lead repairs and application of patination oil including at roof level
- New lead flashings
- Repairs to cracked brickwork
- Repairs to brickwork, stonework following removal of redundant fixings
- Removal of paint finish to railings and redecoration (provisional)
- Stucco render repairs
- Renew asphalt roof covering, like for like (provisional)
- Window repairs using RepairCare specification and spliced timber repairs
- Concrete repairs to spalling concrete frame at roof level

No works are planned internally.

This report is intended to describe the property, its history, significant aesthetic and historical values, and provide detail and justification for the proposed works.

This report should be read in conjunction with the drawings, works schedules etc. provided as part of the listed building consent application.

## 2.0 The Heritage Asset

### 2.1 Nature, location and setting

The property is a Grade II listed building, which was first designated in 1973. The property is owned by The Crown Estate and is surrounded by numerous other listed buildings in the Regent Street Conservation Area.

The character of the Regent Street Conservation Area is dominated by the form and frontages of Regent Street as its principal feature. This now generally comprises the late-19th/early-20th century grandiose elevations in Portland stone which have become the hallmark of the thoroughfare. Nearly all of the conservation area has maintained its commercial use since its present construction, which defines the lively and often traffic-strewn character of its streetscape. However,

a number of adjacent smaller streets with their own unique histories also form part of the conservation area, and add an element of aesthetic variety in terms of materiality, design and scale.

## 2.2 Listing

The full listing is provided below:

TQ 2980 NE and SE CITY OF WESTMINSTER LOWER REGENT STREET, 71/92; 82/4 SW1 (West side)

22.11.73 No. 15 (formerly listed as No 15 (Cunard House, under Regent Street))

GV II

Commercial premises with chambers. c.1839-40 by Decimus Burton with 1970s ground floor shops. Stucco faced, concealed roof. Lofty Italianate facade. 7 storeys, 5 windows wide. 1970s marble faced ground floor with central entrance and flanking quadrant-cornered display windows. Channelled 1st floor, the upper floors plain with recessed sash or casement windows in architraves on sill courses, 2nd floor windows aediculed with Corinthian columns and pediments. Cornices over those on 4th floor; the 1st floor/mezzanine windows are tripartite flanked by panelled piers supporting scrolled consoles to 2nd floor balconettes with cast iron rails whilst the console bracketed balconettes, with similar rails, on 4th floor act as cornices to the 3rd floor windows. Guilloche plat band to 4th floor. Deeply moulded projecting eaves cornice.

Listing NGR: TQ2954080511

## 3.0 Heritage Asset Description

### 3.1 Exterior

The building is of 7 storeys and is located on Regent Street. The building has retail units at ground floor level with offices accommodation above. It is of assumed concrete frame construction with a retained masonry and stucco rendered front facade. The property provides commercial retail units to the ground floor and office accommodation above. The roof is a combination of a inverted flat roof with pebble ballast over and pitched slate roof coverings. Elevations are formed with painted stucco to the front elevation and brickwork to the rear. Windows to the property are metal framed double glazed units with a factory finish.

It is known as Cunard House.

### 3.2 Interior

The property is currently used as retail accommodation at basement and ground floor levels with six floors of office and residential accommodation above and is multi tenanted.

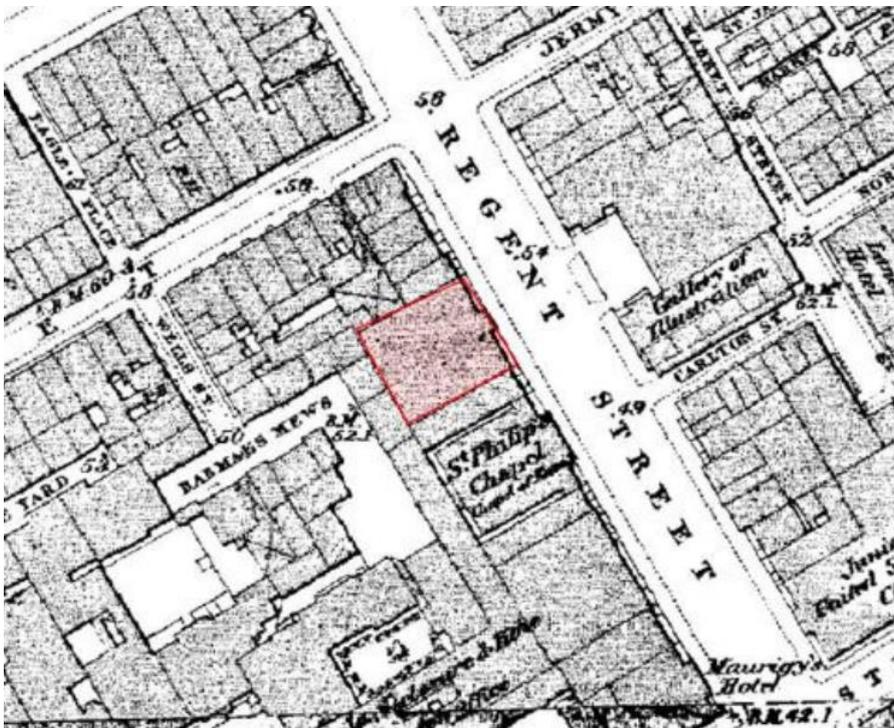
Note: no works are planned to the internal parts of the property.

### 3.3 Historical Development of Regent Street

A brief summary of the pertinent historical development Regent Street can be found below:

Regent Street was constructed in the early 19<sup>th</sup> Century by John Nash, Architect and provided a new street to run from the proposed new residential development in Regent’s Park to Charing Cross; construction began in 1816 and it was completed in 1825 and was an early example of town planning in England. The design was adopted by an Act of Parliament in 1813 and the street was intended to be for commercial purposes. In the early 20<sup>th</sup> century, many of the 99-year leases came to an end, Regent Street was redeveloped between 1895 and 1927 under the control of the Office of Woods, Forests and Land Revenues (now known as the Crown Estate). The modern Regent Street is the result of this redevelopment of which the subject building forms part.

The property was built as the London office for the Cunard Shipping line.



1875-1878 Ordnance Survey Map showing the subject property

### 3.4 Commentary on heritage asset

**Age and rarity;** the principal significance of 15 Regent Street lies within its street-facing frontage rising seven stories. The original building was built in 1839-40 but has been altered during its lifetime. The main structure was demolished in the 1980s and only the original front Regent Street façade remains, much as originally designed, with its Italianate detailing, symmetry and hierarchy of levels.

**Historical value;** the heritage significance of No. 15 Lower Regent Street is principally embodied in its remaining historic fabric, notably on its street-facing elevation, and its historic associations with Decimus Burton. The front elevation reflects the common Neo-Classical or Regency ideals implemented by Burton in the Victorian period.

**Aesthetic value (exterior);** the setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset which are considered to contribute to its heritage significance comprise the group value with the adjacent historic, monumental Neo-Classical Buildings, almost all of which are constructed in Portland stone but retain similar characteristics to the application site, giving the street a consistent appearance.

## 3.5 Summary

The building has some aesthetic value. The Regent Street façade has some value and interest and is largely original.

## 4.0 Proposed Works

The Crown Estate proposes to undertake a package of external repairs to the facades, minor works to roofs and redecoration, to maintain the property in good condition and an access scaffolding will be utilised to facilitate access; fixing points for the scaffolding will be through mortar joints and not through masonry elements of the building.

### 4.1 Summary of works

The works which are subject to Listed Building Consent include, cleaning of stonework, masonry repairs and repointing, along with repairs to the flat roofs, lead flashing repairs and concrete repairs.

### 4.2 Impact on the property

#### Amount and use

The area and use of the property will remain unchanged.

#### Layout and scale

The layout and scale of the building and site will remain unchanged.

#### Appearance

All proposed works will be guided by the materials and construction methods of the original construction, with the philosophy of 'minimum intervention' implemented.

Repairs to stonework will be undertaken using like-for-like materials, and specialist sampling of stonework and mortar will be undertaken to obtain an appropriate match.

#### Historic fabric

There will be a slight loss of historic fabric when repairs are undertaken, but these will be minor in nature, such as minor repairs to render and stonework.

#### Access

Access to the building will remain unchanged.

### 4.3 Summary

The property is a Grade II Listed building, deemed to have moderate aesthetic and historic value, primarily relating to its contribution to the townscape composition of Regent Street. Some of these features have now deteriorated and repairs are necessary to preserve the significance of these elements. The proposals are of a maintenance nature, and all materials will be like for like and sympathetic to the building. Consequently, the proposals will not cause any harm to the significance of the building and will lead to some modest heritage benefits by cleaning, repairing and reinstating features that have deteriorated.

5.0 Photographs



PHOTOGRAPH 1: General View front elevation.



PHOTOGRAPH 2: Rear elevation.



**PHOTOGRAPH 3:** Rear elevation high level.



**PHOTOGRAPH 4:** Roof level plant area.



**PHOTOGRAPH 5:** Spalling to concrete frame.



**PHOTOGRAPH 6:** General roof area.



**PHOTOGRAPH 7:** Asphalt covering to flat roof area.



**PHOTOGRAPH 8:** Spalling stone to the read elevation.



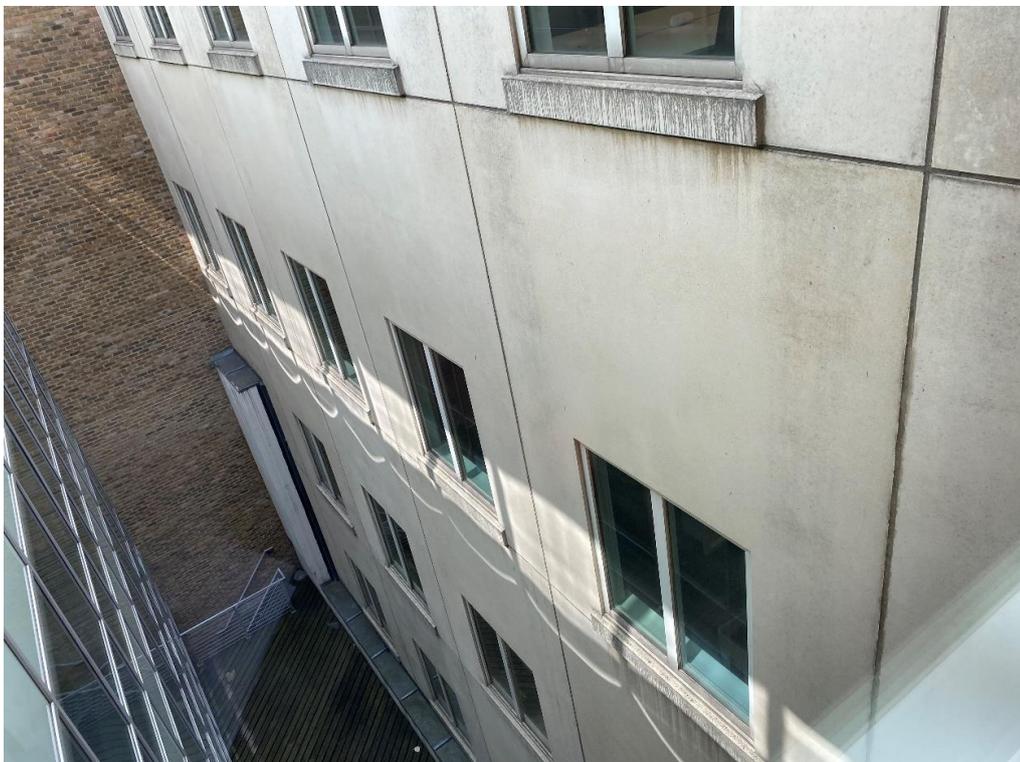
**PHOTOGRAPH 9:** Loose / Cracked pointing to stone.



**PHOTOGRAPH 10:** Splits / cracks to decoration to front elevation. Paint runs visible.



**PHOTOGRAPH 11:** Crack to joint between 15 Regent Street and adjacent property.



**PHOTOGRAPH 12:** Flank elevation

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