

24 Upper Wimpole Street and 3 Clarkes Mews

London W1G

HERITAGE STATEMENT | DECEMBER 2023

On behalf of Susan & Andrew Dawood



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Section 1

Introduction.

1 | Introduction

Introduction

- 1.1 This Heritage Statement has been produced by Icen Projects to provide an assessment of 24 Upper Wimpole Street and 3 Clarkes Mews, London, W16 ('the Site').
- 1.2 24 Upper Wimpole Street is Grade II listed. No.3 Clarkes Mews is unlisted. Both buildings lie within the Harley Street Conservation Area.
- 1.3 The details of the Proposed Development are set out in Stiff + Trevillion's accompanying Design Documents, which should be read alongside this report to understand the full details of the scheme.
- 1.4 In summary, this Heritage Statement will:
 - Summarise the relevant legislative and policy framework within which to understand the Site;
 - Provide a proportionate analysis of the Site and surrounding area's historic development;
 - Describe the Site and identify relevant heritage assets;
 - Undertake a proportional assessment of significance of the Conservation Area, including the Site's contribution to the significance and setting; and,
 - Provide an initial assessment of the effects to the setting of identified heritage assets resulting from the development.
- 1.5 The existing Site and surrounding area were appraised during a site visit in April 2023. Research has been carried out through online sources and digital archives, alongside a review of relevant historic mapping and historic planning applications. Research is ongoing and attempts to find a full set of original or early plans, therefore initial conclusions may be subject to change.
- 1.6 The report has been produced by Icen Projects. Specifically, it is authored by Rebecca Mason MSc MA IHBC - Associate, Built Heritage & Townscape, and Rebecca Davy BA (Hons) MSc - Consultant, Built Heritage & Townscape.



Figure 1.1 Site location

Section 2

**Planning, Legislation, Policy &
Guidance.**

Policy Summary

Introduction

- 2.1 The Development Plan for Westminster consists of the Westminster’s City Plan 2019-2040 [Adopted 2021]; Adopted Policies Map [2021]; and the Integrated Impact Assessment [2019].
- 2.2 Relevant guidance includes:
- GLA, London Plan SPG Character and Context (2014)
 - Harley Street Conservation Area Audit (2008)
 - Historic Environment Good Practice Advice in Planning Note 2
 - Historic Environment Good Practice Advice in Planning Note 3
 - National Design Guide (2021)
 - National Model Design Code (2021)
 - Repairs and Alterations to Listed Buildings SPG.
- 2.3 The relevant policies to this Heritage Note are summarised in Table 2.1 adjacent.

Legislation

- 2.4 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that ‘in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.’
- 2.5 Section 72(1) of the Act, meanwhile, states that ‘in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’
- 2.6 Section 16 (2) of the Act states that: ‘In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’

National Planning Policy Framework (2021)

- 2.7 The NPPF was first published in March 2012 and most recently updated in July 2021.
- 2.8 The NPPF states the importance of gathering appropriate and proportionate evidence to assess the significance of heritage assets. Paragraph 194 requires ‘applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.’
- 2.9 Paragraph 200 states 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.
- 2.10 Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), ‘this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 2.11 Paragraph 203 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.12 Paragraph 206 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance.
- 2.13 Paragraph 207 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 201 and 202, as appropriate.

Statutory Development Plan		
Policy Document	Relevant Policy	Summary
City Plan 2019 - 2040 (2021)	Policy 8: Housing Delivery	This policy seeks to protect existing housing and fully optimise the delivery of new provision across the city, ensuring land is used most efficiently. Policy 8 (b) states: ‘No new homes in Westminster will exceed 200 sq m Gross Internal Area (GIA), except where it is necessary to protect a heritage asset.’
	Policy 38: Design Principles	This policy ensures that new development will incorporate exemplary standards of high quality, sustainable and inclusive urban design and architecture, which responds Westminster’s existing context in relation to character, materiality, form, scale, height and massing.
	Policy 39: Westminster’s Heritage	This policy reflects the NPPF, in that it seeks to ensure that schemes preserve (and where possible enhance) the significance of heritage assets, particularly recognising the weight to be given to designated heritage assets.
	Policy 40: Townscape and Architecture	Policy 4p seeks to ensure the design of new development responds positively to the character of Westminster’s diverse and distinctive neighbourhoods, and celebrates the legacy of high-quality architecture in the city. Policy 40 (D) states: ‘Alterations and extensions will respect the character of the existing and adjoining buildings, avoid adverse visual and amenity impacts and will not obscure important architectural features or disrupt any uniformity, patterns, rhythms or groupings of buildings and spaces that contribute positively to Westminster’s distinctive townscape.’
	Policy 45: Basement Developments	a(3) states that basements should ‘protect heritage assets, and in the case of listed buildings, not unbalance the building’s original hierarchy of spaces where this contributes to its significance.’
London Plan (2021)	Policy GG2: Making best use of land	To create successful sustainable mixed-use places that make the best use of land, including the following considerations relevant to this report: Enabling the development of brownfield land, including sites within and on the edge of town centres; Promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling; and Applying a design-led approach to determine the optimum development capacity of sites.
	Policy D3: Optimising site capacity through a design-led approach	Policy D3 requires that ‘all development must make the best use of land by following a design-led approach that optimises the capacity of sites...[Meaning] ensuring that development is of the most appropriate form and land use for the site’. This includes: enhancing local context by positively responding to local distinctiveness through layout, orientation, scale, appearance and shape; providing active frontages, and responding to the existing character of a place.
	Policy HC1: Heritage conservation and growth	This policy requires boroughs to develop evidence that demonstrates a clear understanding of London’s historic environment. It further requires Boroughs to use this knowledge to inform the effective integration of London’s heritage in regenerative change. Part C states: ‘Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process’.

Table 2.1. Summary of Local Policy

Section 3

Historic Development of the Site and Surroundings.

3 | Historic Development of the Site and Surroundings

History of the Surrounding Area

- 3.1 Upper Wimpole Street is a street located within the City of Westminster, London. The street is situated on land previously belonging to the Abbey of Barking and settled by the ancient manor of Tyburn. In 1086, Tyburn consisted of a small village surrounding a crossing point between the river of the same name and two Roman roads. In 1236, the natural springs near Tyburn served as a source of the first piped water supply for the city of London.
- 3.2 Following the dissolution of the monasteries in the sixteenth century, the lands around Tyburn fell into the possession of King Henry VIII and were used as a hunting park. When visiting Tyburn, the King resided in the nearby manor house, believed to have been situated on the site of the present-day Devonshire Mews. In 1708, the southern part of these lands was purchased by John Holles, Duke of Newcastle and were passed into the ownership of the 2nd Earl of Oxford via his daughter.
- 3.3 The Earl's vision for developing his lands was illustrated by his surveyor, John Prince, in a masterplan of Harley Estate, dated 1719 (see Figure 3.1). Developments began that year with the construction of Cavendish Square. However, economic recessions caused by international wars made building progress slow. By 1746, development of the southern estate had only reached Marylebone Lane to the west and Wigmore Row and Mortimer Street to the north (see Figure 3.2).
- 3.4 The north end of the estate, named Upper Harley Street, developed between 1770 and 1820. An engraving, dated 1799 (see Figure 3.3) shows the grid-like plan to which blocks of terraced buildings were erected. Marylebone Gardens, as seen in figures 3.2 and 3.4, were replaced by the present-day Devonshire Place, Upper Wimpole Street and Beaumont Street in c.1778.
- 3.5 During the mid-nineteenth century, the area became associated with the medical profession and a considerable proportion of the city's medical practitioners continue to reside here. Throughout the Second World War, areas to the south and east of the estate were subject to extensive bomb damage.
- 3.6 The Harley Estate remained in the possession of the Dukes of Portland until the death of the 5th Duke in 1879. The Duke's sister Lucy, Baroness de Waldon, inherited the estate in 1889 and it remains under her family's ownership to this date.

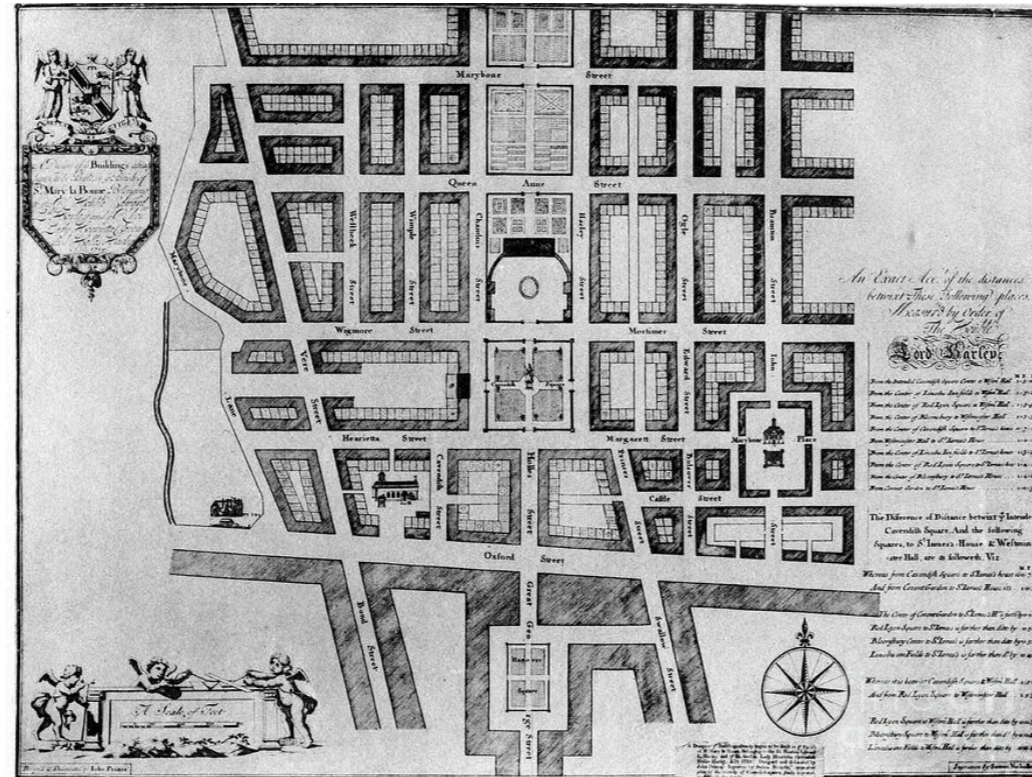


Figure 3.1 John Prince, Plan of Harley Estate, 1719

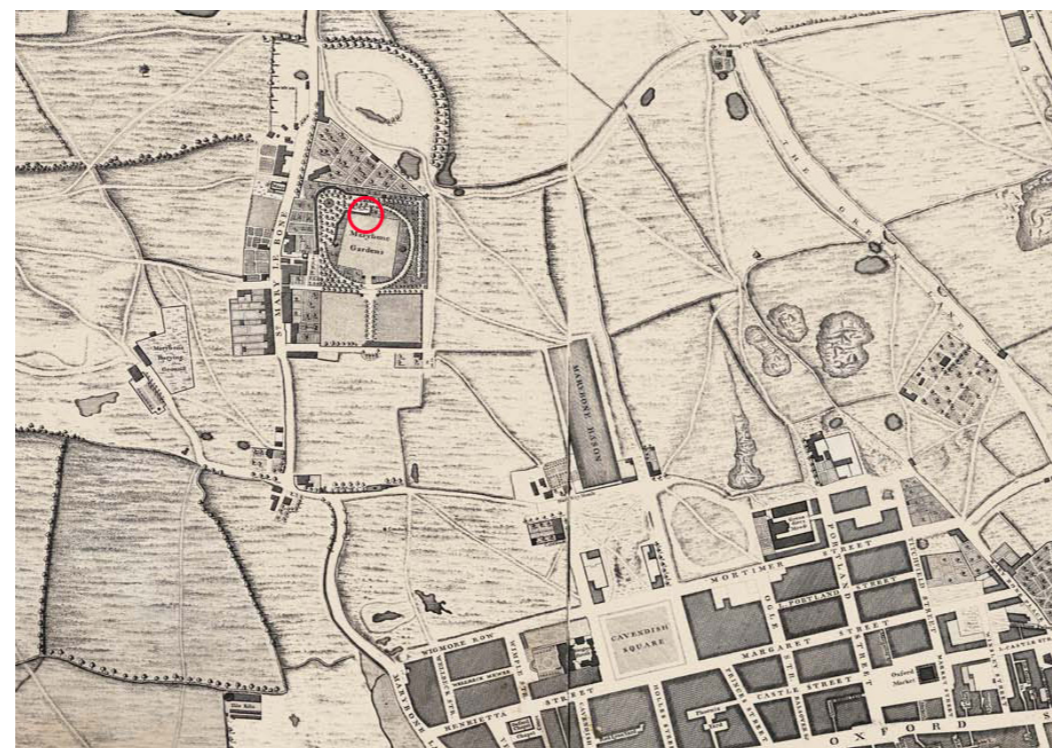


Figure 3.2 John Rocque, Map of London, 1746. The approximate location of the Site is indicated in red.



Figure 3.3 Engraving of Devonshire Place/Wimpole Street by George Barrett, 1799.



Figure 3.4 Engraving of Marylebone Gardens by J. Donowell, 1761.

3 | Historic Development of the Site and Surroundings

Map Regression Study of the Site

- 3.7 Upper Wimpole Street was laid out c.1778. The first available mapping of the area is Richard Horwood's Plan of the Cities of London, which dates to 1799 (see figure 3.5). This map suggests that No. 24 Upper Wimpole Street had a bay fronted extension to the rear of the property, and a defined garden between the main house and the mews.
- 3.8 However, in this first map No.3 Clarke's Mews is not individually identified, and the hatching suggests it was not in residential use at this time. It is interesting to note the entire mews development was known as 'Clarks Mews', rather than 'Clarke's Mews' and 'Upper Wimpole Mews' as seen in later mapping.
- 3.9 Figure 3.6 is 'Christopher and John Greenwood's Map of London; made from an actual survey in the years 1824, 1825, & 1826' dating from 1828. While less detailed, it confirms there was a yard separating the house and the mews. On this map, the mews are labelled 'Up. Wimpole Mews.'
- 3.10 The first Ordnance Survey ('OS') map is a basic plan of the area, surveyed between 1848 and 1851 (see figure 3.7). This map shows a clear distinction between 'Clars Mews' at the southern end, and 'Upper Wimpole Mews' to the north. This simple plan also reveals the urban grain of the wider area and the common recurrence of mews developments located to the rear of large townhouses.
- 3.11 By the 1870s, No.24 has a large infill development connecting the main house to No.3 'Clark's Mews'. There is a small courtyard in between the existing building and infill extension though most of the outside space had been built upon. Looking along Upper Wimpole Street, it appears most of the neighbouring properties had undergone similar infill development, drastically reducing the extent of the rear gardens and creating a connection to the mews buildings behind.
- 3.12 Together, these four 19th century maps illustrate how the wider area was still developing and expanding during this time. There are inconsistencies with the name of Clarke's Mews, which was labelled 'Clarks Mews', then 'Upper Wimpole Mews', then 'Clars Mews', then 'Clark's Mews'. However, it would seem there was a historic relationship between 24 Upper Wimpole Street and 3 Clarkes Mews, particularly in the earliest years.



Figure 3.5 Richard Horwood's Plan of the Cities of London, 1799
Layers of London



Figure 3.6 C. and J. Greenwood, 1828
Layers of London



Figure 3.7 Ordnance Survey Map, 1848 - 1851
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Figure 3.8 Ordnance Survey Map, 1870 - 1875
NLS © Reproduced with permission of the National Library of Scotland

3 | Historic Development of the Site and Surroundings

3.13 Figures 3.9 to 3.13 show the development of the Site during the late 19th to mid-20th centuries. The OS map dated 1893-1895 (figure 3.9) offers a clearer insight into the infill extension shown in figure 3.8. This reveals, the courtyard has an irregular shape with a chamfered corner to the main house and infill extension.

3.14 Booth's Poverty map (figure 3.10) records Upper Wimpole Street as being 'upper middle and upper classes - wealthy', whereas the mews behind are shaded pink to represent 'fairly comfortable - good ordinary earnings'. An extract of the notebook written to accompany the map reads:

"West to upper wimpole street: [...] all doctors: yellow to red. West to (Clarkes Mews late) Upper Wimpole Mews: pink red" - Notebook District 21, 1898.

3.15 However, figure 3.11 drawn during the Valuation Office Survey of 1910 shows No. 24 and No.3 under the same ownership, at this time the property is occupied by W. May and owned by H. De Walden. The following written information accompanies this map:

"Reference Number: 526 ... Situation: 24 Upper Wimpole Street W and 3 Clarks Mews ... Description: House & Stable"

3.16 The final two maps (figure 3.12 and 3.13), show the planform of the main house and mews did not change from earlier mapping. The map of 1944 (figure 3.13) illustrates the extent of bomb damage in the surrounding area, it would seem the Site narrowly missed considerable damage.



Figure 3.9 Ordnance Survey Map, 1893 - 1895
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Figure 3.10 Charles Booth's Poverty Maps, 1898
London School of Economics (LSE): Charles Booth's London



Figure 3.11 Valuation Office Survey, 1910
Layers of London



Figure 3.12 Ordnance Survey Map, 1922
NLS © Reproduced with permission of the National Library of Scotland



Figure 3.13 Bomb Damage Map, 1945
Layers of London

3 | Historic Development of the Site and Surroundings

Local Archive Study

- 3.17 Deeds dating from the 4th February 1795 detail an early sale of 24 Upper Wimpole Street with coachhouse and stables, the deeds read:
- "to have and to hold the said messuage or tenement, coachhouse, stables, and all and singular other the premises hereby assigned"*
- 3.18 A lease dated 23rd December 1847 provides greater insight No. 24 and its condition. The lease was agreed between Thomas John Knight Esq. and Lieutenant James Stuart Esq., to Mrs S. F. Wilson, Widow, for the *"messuage in Upper Wimpole Street with stable and coach house adjoining"*.
- "... Being on the west site of Upper Wimpole Street in the said parish of Saint Marylebone being number 24 and now in the occupation of the said Sophia Fountayne Wilson. Together with the coach house and four stall stables at the rear thereof."*
- 3.19 The lease lists every room in No. 24, which includes a front drawing room, back drawing room, front parlour, back parlour, ground floor gentleman's dressing room, and the Butler's pantry amongst others. However, it also offers a detailed description of the adjoining coach house and stables (No. 3 Clarkes Mews):
- "Hay loft: two bars to window, two bolts to hay loft door; Stable: one ladder into loft, twelve harness pegs, one stop lock, and two bolts, two shelves, one bell; Front door"*
- 3.20 Within the lease there is also a specific requirement that the tenant must not *"damage in any manner the paintings on the ceilings of the two drawing rooms on the said demised premises"*. Referring to the two decorative plasterwork ceilings on the first floor, one of which can be seen in figure 3.17.
- 3.21 By 1931, the description of the property had slightly changed with "coachhouse" swapped out for "garage buildings":
- "the messuage or dwelling house, private stable and garage buildings, and all other erections thereupon built situate and being on the east side of and numbered 3 in Clarke's Mews in the parish of St Marylebone"*

Summary

- 3.22 Research is ongoing in attempts to find a full set of original or early plans, which will reveal more about the historic development and various extensions / later additions to the property. However the research conducted thus far shows:
- Upper Wimpole Street was first built in the late 1770s. The earliest records of No.24 are from 1795, at which time 3 Clarkes Mews had been built and was sold as a coach house and stables along with the main house at No.24.
 - 3 Clarkes Mews provided 4 stall stables and a hayloft along with the coach house and accommodation for a coach man / stable hand.
 - To begin with, there was a small back yard separating the main house and the coach house. An extension was built to bridge the two in the mid nineteenth century, c. 1830 - 1870.
 - The painted first floor ceilings, likely nineteenth century, are first referred to in the lease of 1846. These impressive ceilings have been noted in literary works, including John Summerson's 'Georgian London' (1962), and recorded as a notable feature in Historic England's List Description (List Entry No. 1066201)



Figure 3.14 Aerial Photograph, August 1945
Britain From Above



Figure 3.15 Aerial Photograph, May 1948
Britain From Above



Figure 3.16 Entrance to Clarkes Mews from Beaumont Street, 1907
Westminster Archives



Figure 3.17 Decorative ceiling of No.24, first floor front, 1961
Westminster Archives

Section 4

Site Description and Identification of Assets.

4 | Site Description and Identification of Assets

The Site

Description and Location

- 4.1 The Site includes 24 Upper Wimpole Street which is a family-sized dwelling house (six storeys plus lower ground floor), with a separate bedsit at lower ground floor front, and 3 Clarkes Mews, a separate mews house (on lower ground, ground, and first floors) to the rear of the main house.
- 4.2 The Site is located within the Harley Street Conservation Area. No. 24 Upper Wimpole Street is Grade II listed and No. 3 Clarkes Mews is unlisted.
- 4.3 No. 24 lies on the western side of Upper Wimpole Street, which was built around 1778 and contains a near-identical terrace of stock brick Georgian town houses.
- 4.4 At ground floor level, the town houses exhibit channelled stucco with a semicircular arched doorway to left. No. 24 has an architraved panelled door framed by inset Ionic fluted pilasters, an enriched cornice doorhead and fanlight, which is framed by inscribed archivolts with paterae studded surround.
- 4.5 No. 3 Clarkes Mews is a typically modest three storey (including basement) mews property, which was historically linked to the main building as the coach house and stables for No.24.
- 4.6 Clarkes Mews is a cobbled cul-de-sac which leads seamlessly into Dunstable Mews to the north, these mews are accessed via Beaumont Street and Devonshire Street. The Mews have a mixture of old and new buildings, though the former coach houses are now predominately residential.



Figure 4.1 24 Upper Wimpole Street



Figure 4.2 3 Clarke's Mews

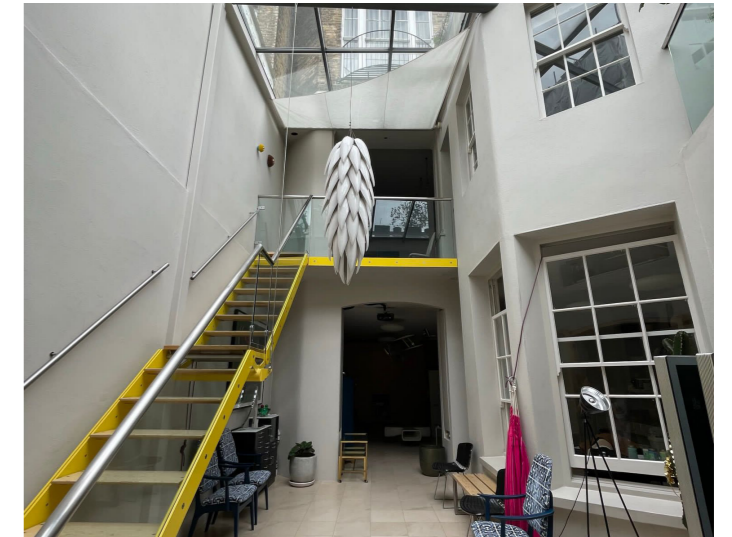


Figure 4.3 Glazed link between No.24 and 3 Clarkes Mews



Figure 4.4 The rear of No. 24

4 | Site Description and Identification of Assets

Identification of Assets

4.7 The Site is located within the Harley Street Conservation Area and No.24 Upper Wimpole Street is Grade II listed while No. 3 Clarkes Mews is unlisted.

4.8 Figure 4.5 is a heritage asset mapping exercise to understand and illustrate the heritage assets within a 250m radius of the Site. This includes:

Conservation Areas

- Harley Street Conservation Area
- Portman Estate Conservation Area
- Regents Park Conservation Area

Grade II* Listed Assets

- 11 Grade II* listed buildings, all located on Harley Street

Grade II Listed Assets

- Over 80 Grade II listed buildings, including the Site

4.9 Not all of these assets will be assessed for the sake of proportionality (in line with NPPF paragraph 194) and due to the lack of the perceived effects on their setting on account of distance and intervening developments. Therefore, the primary focus of this assessment will be on the Harley Street Conservation Area and the Site, No. 24 Upper Wimpole Street.

Heritage Asset Map Key

- 250m Radius
- Scheduled Monument
- Listed Buildings:
 - II
 - II*
- Conservation Areas:
 - Harley Street
 - Portman Estate
 - Regent's Park



Figure 4.5 Heritage Asset Map

Section 5

Assessment of Significance.

Assessment Methodology

5.11 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is as set out in Annex 2 of the National Planning Policy Framework. This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic – in assessing what makes a place and its wider context special. The definitions for these interests are included in the online Planning Practice Guidance:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 5.12 The level of significance is assessed using five broad criteria - very high, high, medium, low, very low - as set out in Table 5.1 below.
- 5.13 The Assessment of Significance is carried out in reference to the history of the Site and its surroundings, as set out in Section 3. The research has been gathered through a variety of primary and secondary sources, namely archival research, historic map regression and desk-based study.

Significance	Designation of Heritage Asset
Very High	World Heritage Site Other buildings or landscapes of recognised international importance
High	Scheduled Ancient Monument Grade I or Grade II* Listed Building
Medium	Grade II Listed Building Conservation Area
Low	Locally Listed Buildings or other Non-Designated Heritage Assets of local importance
Very Low	Non-Designated Heritage Assets with little or no surviving interest

Table 5.1 Significance Criteria

Harley Street Conservation Area

- 5.1 The Harley Street Conservation Area was first designated on 27 June 1968. It is a large conservation area with a vast number of listed buildings, at Grade I, II*, and Grade II. It is bounded by Marylebone Road to the north, Oxford Street to the south, Great Portland Street and Portland Place to the east, and Marylebone High Street and Luxborough Street to the west.
- 5.2 The Area captures most of the Howard de Walden Estate. As such, the character and appearance of the Area derives from the tight-knit network of streets that were set out in a regular grid and laid out in the mid eighteenth century, aligned with terraced townhouses.
- 5.3 The buildings are largely consistent in scale, generally occupying narrow plot widths. However, despite this overall consistency in scale and character, parts of the conservation area have developed in contrasting ways. The area is therefore divided into three ‘character areas’:
 - i. The central grid of streets around Harley Street;
 - ii. Marylebone High Street and adjoining streets;
 - iii. Portland Place and the area to the east
- 5.4 The Site is located within the central grid of streets around Harley Street, located on a secondary route within the conservation area.
- 5.5 The overall architecture of the Area has an eighteenth century Georgian core with some later Victorian and Edwardian in-fills. Some of the most complete examples of Georgian terraces are found towards the north end of the Conservation Area.
- 5.6 As stated in the Area Appraisal, Upper Wimpole Street, along with Queen Anne Street and Harley Street are “largely Georgian in character and scale”. However, there are many variations, including plot widths, building storeys, and additional external decoration; “some have had more elaborate stucco decoration added during the Victorian era, whilst a small number have been entirely stucco faced”.

- 5.7 Clarkes Mews are described in the Appraisal as a particularly well preserved mews which retains its “charm, simple detail, and small scale!”
- 5.8 Together, Clarkes Mews and Dunstable Mews are:

“two linked mews, form[ing] a single continuous stretch. The street level changes between them and they are joined by stone steps. The predominantly residential use is evident in the character The west side of the mews consists of the rear of hospital buildings, the east of well preserved small scale mews buildings. There is a mixture of good quality timber coach doors and some replacement garage doors.”
- 5.9 Therefore, whilst the whole Conservation area has a highly planned layout and overall similarity in age and architectural detailing, the wider Conservation Area was built by a number of speculative builders over several years and, therefore, expresses changing architectural styles in part. Additionally, many of the buildings have had later alterations carried out, including rear extensions and the construction of dormer roofs which have altered the overall composition of the area.
- 5.10 The Site contributes to the character and appearance of the Area as it is representative of the expansive residential development which was introduced in the mid-eighteenth century and expresses the architectural style which is characteristic of this Georgian period. More specifically, this includes the three-window wide elevation, the wide timber panelled entrance door with fan light over, rusticated stuccoed finish at ground floor level, and the decorative balcony at first floor level. 3 Clarkes Mews makes a further beneficial contribution to the conservation area through its well-preserved small-scale features and intimate character. 24 Upper Wimpole Street is Grade II Listed, and 3 Clarkes Mews is considered to be an “unlisted building of merit” within the conservation area.

5 | Assessment of Significance

The Site

24 Upper Wimpole Street

Description

- 5.14 24 Upper Wimpole Street was first designated as Grade II in 1966. It is one of a uniformed terrace of Georgian town houses built on the Howard De Walden Estate in the eighteenth century.
- 5.15 The official list entry describes the attractive architectural features visible on the exterior of the property from Upper Wimpole Street and draws particular attention to the high-quality internal spaces.

"Interior retains good features, of particular note the plasterwork of the ceilings (by John Utterton?) with inset panels; stone top lit geometrical staircase with delicate wrought iron balustrade, statuary marble chimney pieces; etc."

Significance

- 5.16 24 Upper Wimpole Street holds special architectural and historic interest reflected in its listing at Grade II.
- 5.17 The terrace holds historical as well as architectural and artistic value as it is representative of the extensive residential development that took place in this area during the mid to late-eighteenth century. More specifically, it is demonstrative of the Howard de Walden Estate which dates back to 1715 when Edward Harley, 2nd Earl of Oxford and Earl Mortimer, began the speculative development of Cavendish Square and the streets surrounding it.
- 5.18 As such, it also holds architectural and artistic interest as it expresses the architectural characteristics of a largely uniform Georgian terrace and demonstrates the hierarchy of floors in its principal facade which was characteristic of its period.
- 5.19 However, No.24 is unique from the terrace in that it has remarkably well preserved interior decoration in the form of nineteenth century painted ceilings and high quality stone and plasterwork. Therefore, whilst the terrace is significant, this significance is considered to largely derive from the buildings external appearance, specifically its principle facade. No. 24 has further architectural and artistic interest on account of the surviving interior decoration. Thus its significance primarily relates to its Upper Wimpole Street facade and the two excellent drawing rooms.

Setting

- 5.20 No. 24 is a mid terrace nestled between No. 25 and No.23. While Nos. 25 and 24 are individually Grade II listed, Nos. 23 - 14 have a group Grade II listing (List Entry No. 1274677).
- 5.21 No. 24 and No. 25 have individual listings on account of their distinctive architectural features, for the Site this is primarily the high quality internal plasterwork and early nineteenth century painted ceilings. However, the entire terrace shares a group value as a cohesive and uniform collection of Georgian town houses with a paired back material palette and astylar frontages. Therefore, the Site is significant on an individual and group level, and the setting directly correlates to this significance.

3 Clarkes Mews

Description

- 5.22 Clarkes Mews has eighteenth century origins as the ancillary coach houses and stabling for the properties lining Upper Wimpole Street. As such, No.3 Clarkes Mews has a typically simple facade with functional features such as the large timber doors and coach lantern signalling its former use.
- 5.23 The property underwent substantial change in the 20th century when it was converted into residential use. Clarkes Mews and Dunstable Mews are now predominantly residential.

Significance

- 5.24 3 Clarkes Mews is identified as an unlisted building of merit, it holds some architectural and historic interest as a well-preserved example of the mews typology. Clarkes Mews contribute to the character of the conservation area and add variety to the urban grain of the townscape. Thus as an unlisted building, but one of positive contribution to the conservation area, 3 Clarkes Mews has low significance.

Setting

- 5.25 Clarkes Mews is a characterful cobbled cul-de-sac with granite setts. Many of the mews properties exhibit typical characteristics of mews coach houses, including the large garage doors and central entrances. The eastern side of the mews features taller, modern developments.



Figure 5.1 Upper Wimpole Street, 1956



Figure 5.2 Dunstable Mews



Figure 5.3 Clarkes Mews (The Site is the middle property)

Section 6

Assessment of Impact.

6 | Assessment of Impact

The Proposed Development

Pre-application Engagement

- 6.1 There have been two pre-application meetings in 2023. The last pre-application meeting was held in September.
- 6.2 In summary, the pre-application response generally supports the proposals, noting a need to justify the extent of demolition through structural justification and a sustainability assessment. Heritage concerns include the potential loss of original character and patina of the mews facade. Roofscape considerations prioritise retaining shallow pitched roofs, cautioning against mansards without careful consideration and justification. Overall, the advice underscores the importance of balancing redevelopment with the preservation of heritage features and compliance with planning policies, with concerns about demolition and the roofscape.

Description of Development

- 6.3 The proposed development seeks the extension and alteration of the Site to amalgamate No.24 Upper Wimpole Street and 3 Clarkes Mews. Proposals include:
- Demolition and rebuilding of 3 Clarkes Mews, including new rooftop extension which will house a new 3-bed unit;
 - Basement excavation to create a swimming pool and continuation of the existing lower ground floor accommodation.
 - Demolition and reconstruction of the extension between the two properties, this would include demolition of the existing outrigger of No.24, which while unoriginal and a later addition is likely a Victorian extension to the property.
 - Landscaping and aesthetic improvements to the roof deck including the introduction of green roof.
- 6.4 Further detail of the proposed development can be found in the Pre-application Design Documents, prepared by Stiff + Trevillion Architects.
- 6.5 The following assessment will methodically analyse the potential heritage impacts arising from the proposed development, primarily assessing the effect on the character and appearance of the conservation area, and the listed No.24 Upper Wimpole Street.

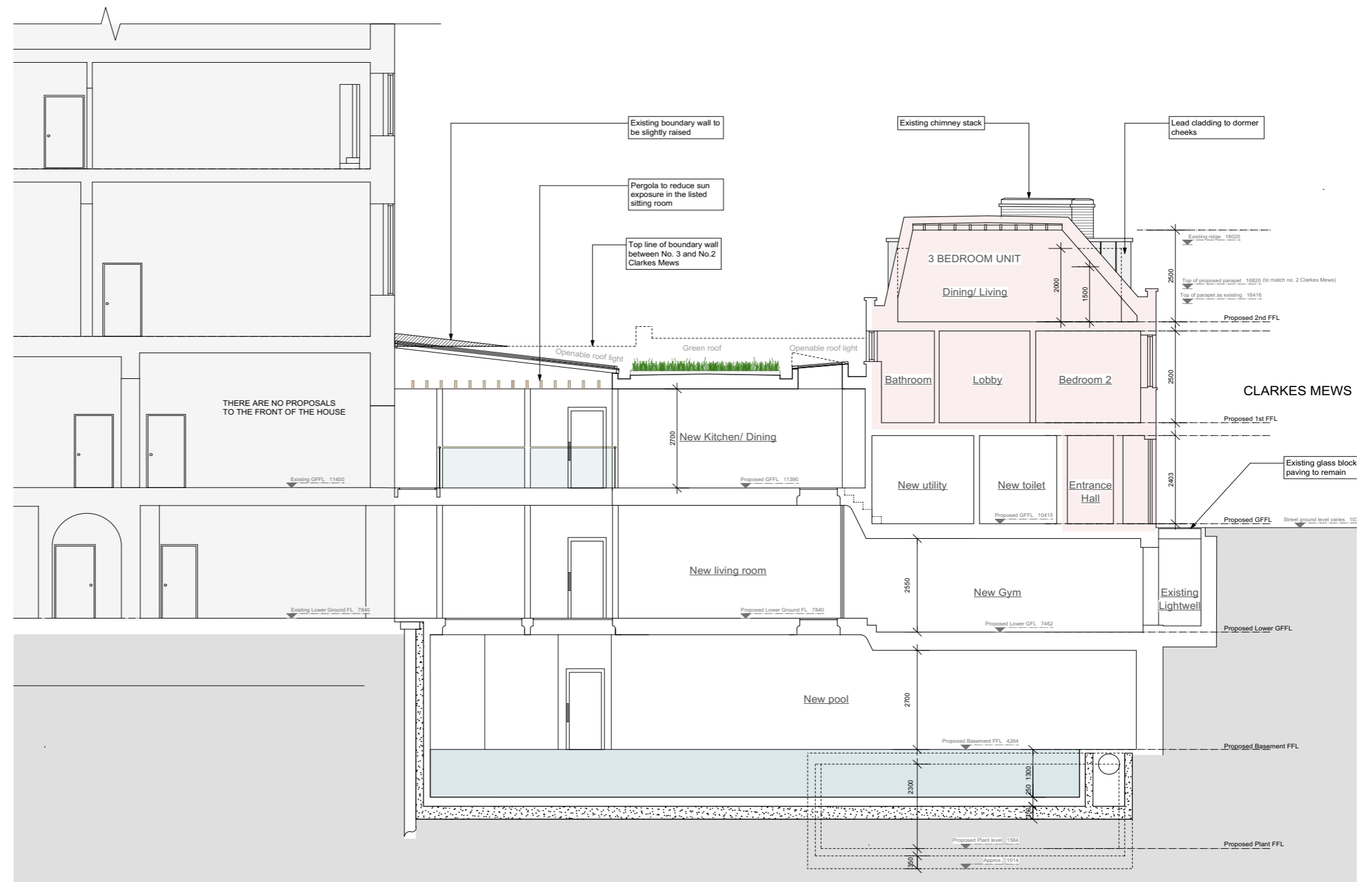


Figure 6.1 Proposed Section

The Proposed Development - Progression of Mews roof form

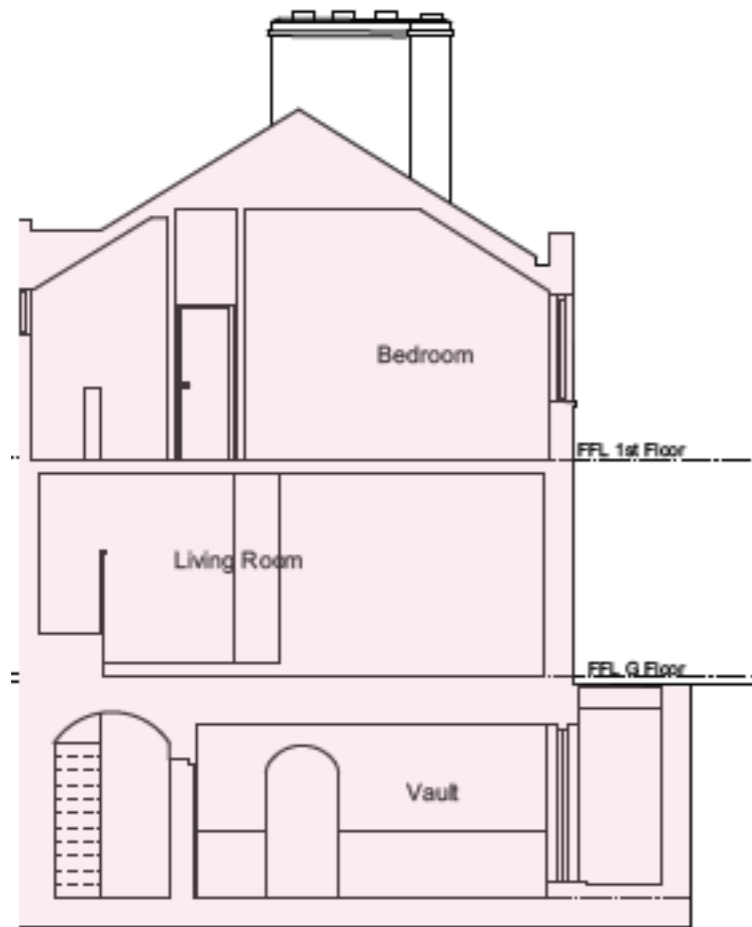


Figure 7.1 Existing roof profile

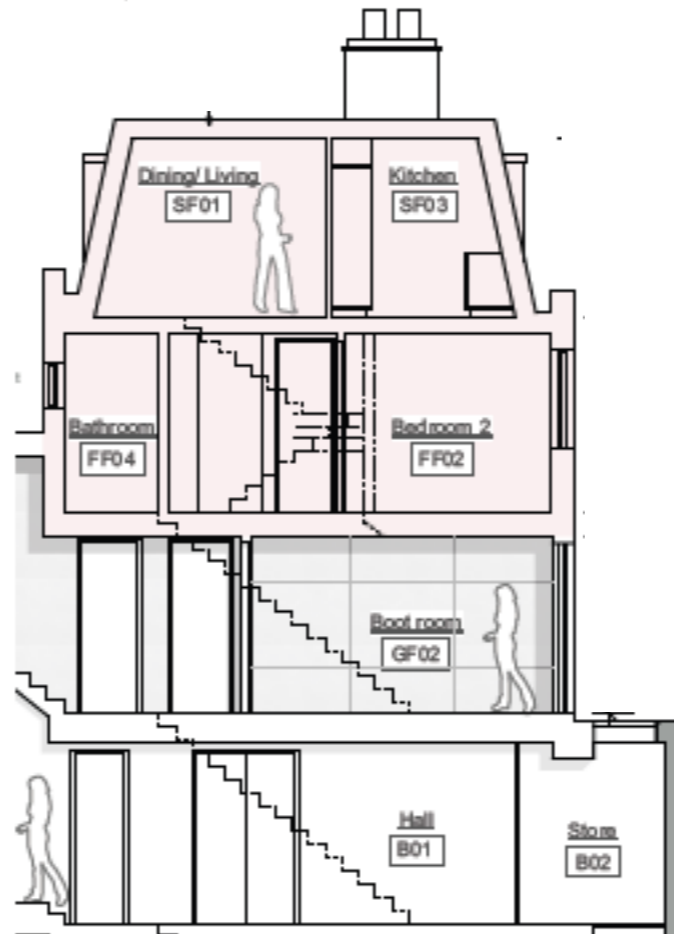


Figure 7.3 Roof profile at pre-application

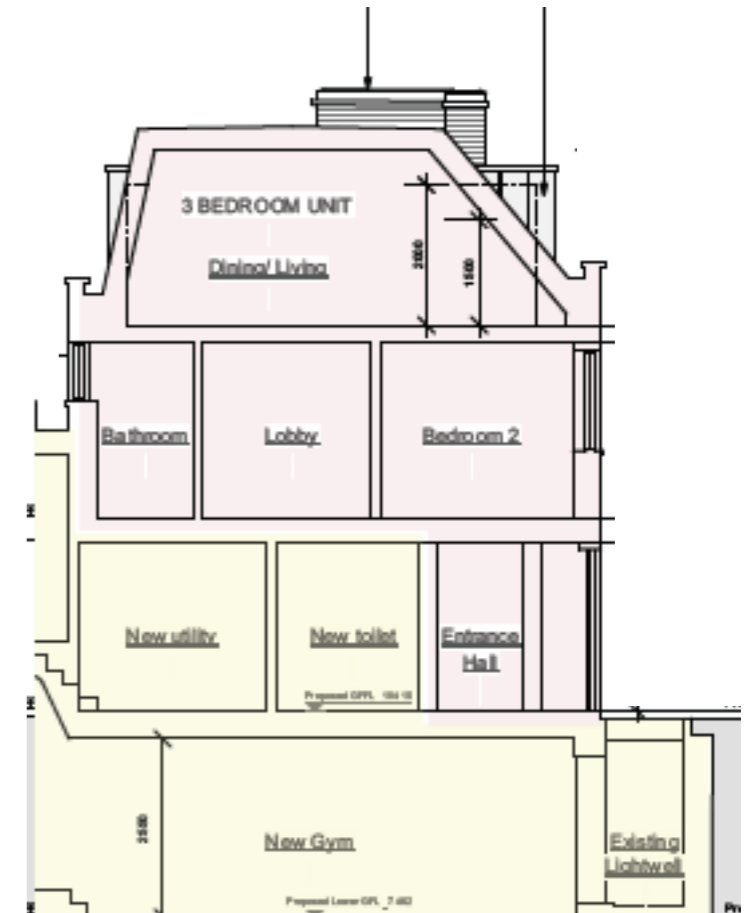


Figure 7.2 Proposed roof profile

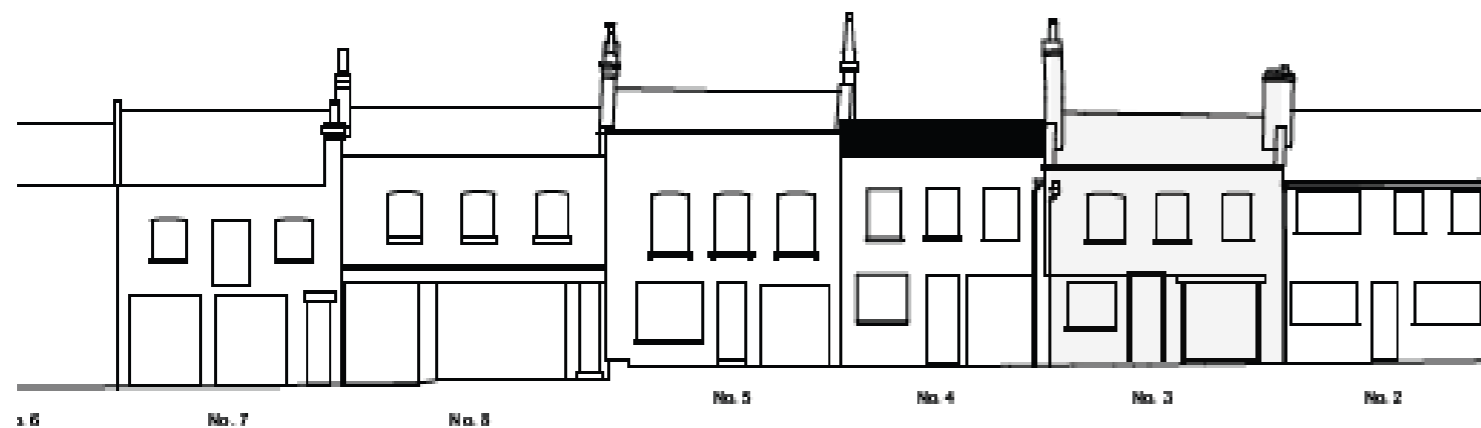


Figure 7.4 Existing roof profiles in elevation along Dunstable and Clarkes Mews



Figure 7.5 Proposed roof profiles in elevation along Dunstable and Clarkes Mews

Assessment of Impact

Methodology

- 7.1 This initial impact assessment utilises the guidance as set out in Historic England’s Good Practice Advice in Planning Notes 2 and 3.
- 7.2 Consideration of any harm utilises the methodology set out in paragraphs 194 to 203, and 206 of the NPPF as its basis and is applied with the interpretation established by current case law.

Harley Street Conservation Area

- 7.3 The Site is located in the Harley Street Conservation Area, which is a very large conservation area with a high quantity of Grade I, Grade II*, and Grade II listed buildings; within just a 250m radius of the Site there are over 90 designated heritage assets. The Site is partially Grade II listed, and considered as a positive contributor to the conservation area.
- 7.4 The proposed development seeks to make no changes to the primary space of 24 Upper Wimpole Street and thus would have no effect upon the front facade of the property, therefore there would be no impact on the conservation area from public viewpoints on Upper Wimpole Street. However, in private views to the rear of the property there will be changes to the rear garden space of No.24 and 3 Clarkes Mews. The proposed replacement extension will be of a similar scale and the same glazing style, and would provide enhanced greening from the new green roof. Furthermore, the loss of the closet wing would simplify and streamline the proposals, reducing roof-level clutter from private views, whilst referencing the original construction of the historic core of these town houses along Upper Wimpole Street.
- 7.5 Further changes include the proposed alteration and extension to Clarkes Mews, which would introduce height to the mews and reconfigure the fenestration of the former coach house. Here the proposals have been designed to reflect the characteristics of mews within the conservation area, whilst basing key features symmetricality and a central window from precedents in Dunstable Mews. Furthermore, the mews already exhibit a variety of roof treatments, and the western side of the mews is occupied by buildings of 5 to 6 storeys. Thus, Clarkes Mews is less sensitive to height than others may be.

- 7.6 Overall, Clarkes Mews is highly secluded with limited views. In relation to the Harley Street CA, Clarkes Mews has only a marginal visual influence over a very small quantity of the large conservation area. Thus, the ability for a small mews site to harm the overall character and appearance of the conservation area is highly limited. As such, any potential harm is so slight that it must be considered proportionately, and would be outweighed against the benefits of the proposed development including delivering high-quality housing; improving the overall condition of the Site; introducing a green outlook to the properties; and, sustainability enhancements.

24 Upper Wimpole Street

- 7.7 24 Upper Wimpole Street is Grade II listed, it holds architectural and historic interest as a representative of the extensive residential development that took place in Marylebone during the mid to late-eighteenth century. The Site also holds group value with the Upper Wimpole Street terraced properties on account of their highly uniformed Georgian architectural qualities.
- 7.8 Therefore, the significance of the Site largely lies in the Upper Wimpole Street facade and the surviving internal decoration, including the 19th century painted ceilings and ornamental plasterwork. No changes are proposed to these significant elements of the building, with proposed alterations limited to secondary later additions such as the outrigger to the rear. Whilst the outrigger consists of some Victorian fabric, it has seen substantial alterations and is presently awkwardly located under the glazed link between the two buildings. The proposed development seeks to simplify the layout of the link, creating a new extension that would improve the thermal performance of the existing buildings and invest in the longevity of the asset for use as a family dwelling.
- 7.9 The proposed basement extension has been designed so as to minimise impacts and protect the original hierarchy of the Georgian town house and mews property; it extends only one storey and will have no external manifestations. Therefore, in line with Local Plan Policy 45, the basement would conserve the character and appearance of the

- existing building. The Site at present has no garden setting, only a roof terrace of no notable quality. The proposals would implement a landscaping strategy to improve the aesthetic contribution of the roof deck and enhance the biodiversity credentials of the Site.
- 7.10 Therefore, with its use of variety, articulation, and contextual materiality, the proposals would be a sensitive and high-quality addition to the Site, which would preserve the character of the mews and the conservation area while respecting the building’s Georgian era heritage. Overall, the proposals would preserve, and where possible, enhance the existing buildings and their contribution to the Harley Street Conservation Area, thus meeting local and national policy requirements.

Section 7

Conclusion.

Planning and Heritage Benefits of the Proposals

- Improvements to the Site to support the needs of the Applicant and their family, and invest in the longevity of the asset as a family home;
- High-quality residential build which meets, and where possible, exceeds nationally described housing standards;
- The removal of poor quality modern additions to the Site, namely the awkwardly inserted glazed link between the main house and the mews;
- A landscape strategy to improve the aesthetic contribution of the roof deck;
- The creation of a family home which reflects the local vernacular;
- The introduction of green roofing and biodiversity benefits through urban greening;
- The enhancement of the thermal performance through the introduction of advancements in the building fabric, the introduction of highly efficient services, including the potential use of heat networks; and,
- The use of a contextual material palette and architectural detailing found throughout the Harley Street Conservation Area.

Conclusion and Recommendations

- 8.1 This report has considered the legislative policy context and guidance in which to determine possible heritage impacts of the Site. It has reviewed and set out the historic development of the Site utilising archival material and relevant historical mapping.
- 8.2 The setting and significance of the heritage assets has been identified and appraised. Using this assessment of significance to inform, the impact of the proposed scheme has been robustly considered, both with regard to the impact on the significance and special historical and architectural interest of the neighbouring buildings and the special character and appearance of the Harley Street Conservation Area.
- 8.3 Overall, the proposed development is sympathetic to the setting of the surrounding heritage assets and would preserve the character of Clarkes Mews and Upper Wimpole Street through the reintroduction of architectural quality and appreciation of the late 18th century heritage of the Site and surrounding buildings. The design of the proposed development is characteristic of the built heritage of the conservation area, and would reinforce the spatial hierarchy and mews typology of the Site.
- 8.4 As such, any potential harm must be considered as slight and should be considered proportionately; outweighed against the benefits of the proposed development including delivering high-quality housing; improving the overall condition of the Site; investment in the longevity of a well-preserved Georgian family home; urban greening and external aesthetic improvements; and, sustainability enhancements. Therefore, the proposals are considered to be a highly thoughtful and an optimal approach, enabling the enhancement and long-term use of the Site.
- 8.5 Thus, the proposals are considered to be in line with the requirements of Sections 16 (2), and 72(1) and (2) of the 1990 Act; NPPF Chapter 16; and Local Plan Policies 38, 39, 40, and 45 in that the significance of all identified heritage assets would be preserved and/or enhanced, and that the standard of design is exceptionally high-quality and contextually appropriate for the Harley Street Conservation Area.

Appendix 1

References.

Primary and Secondary Sources

- *Georgian London*, by John Summerson. London: Pleiades Books Ltd., 1945.
- *Harley Street Conservation Area Appraisal*
- *Historic England Archive*
- *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision Taking in the Historic Environment*
- *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*
- *Internet Archive* (www.archive.org)
- *Layers of London*
- *London Library*
- *London Metropolitan Archives*
- *London Picture Archive*
- *LSE: Charles Booth's London*
- *National Design Guide (2021)*
- *National Library of Scotland (Maps)*
- *National Model Design Code (2021)*
- *National Planning Policy Framework (2021)*
- *Old Maps Online* (www.oldmapsonline.org)
- *Planning (Listed Buildings and Conservation Areas Act) 1990*
- *Planning Practice Guidance [Last Updated June 2021]*
- *Survey of London*
- *The Genealogist*
- *The Newspaper Archive*

Appendix 2

Statutory List Entries.

Appendix 2 | Statutory List Entries

24 Upper Wimpole Street

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1066201

Date first listed: 14-Mar-1966

List Entry Name: 24, UPPER WIMPOLE STREET W1

Statutory Address 1: 24, UPPER WIMPOLE STREET W1

Location

Statutory Address: 24, UPPER WIMPOLE STREET W1

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: City of Westminster (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28480 81803

Details

TQ 2881 NW CITY OF WESTMINSTER UPPER WIMPOLE STREET, 44/19 (West side) W1 No 24 14.3.66 G.V. II Terraced town house, c1780-90, probably by John White for the Portland Estate. Stock brick with channelled stucco ground floor; slate roof. 4 storeys and dormered mansard, on basement. 3-window wide astylar front. Semicircular arched doorway to left with architraved panelled door framed by inset 1/2 Ionic fluted pilasters, enriched cornice-doorhead and fanlight framed by inscribed archivolt with paterae studded surround. Recessed sashes, under flat gauged arches to upper floors. Plat band over ground floor. Parapet with coping. Cast iron Victorian scroll-patterned 1st floor balcony. Flambé urn finialed area railings. Interior retains good features, of particular note the plasterwork of the ceilings (by John Utterton?) with inset panels; stone top lit geometrical staircase with delicate wrought iron balustrade, statuary marble chimneypieces; etc.

Listing NGR: TQ2847681802



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