



02A/22100/AR

29<sup>th</sup> January 2024

**Re: Balcony alterations to the Punch & Judy, 40 The Market, Covent Garden, London, WC2E 8RF**

**HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT & SUSTAINABLE DESIGN STATEMENT TO ACCOMPANY PLANNING APPLICATION.**

This statement is with relation to The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2023

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportionate to the scheme under consideration.

**1. Use & Location**

- The subject premises is a Public House situated within Covent Garden Market Building which is Grade II\* listed and within the Covent Garden Conservation Area, which is part of The Covent Garden Area Trust.
- The Site is also situated in London's Central Activities Zone (CAZ), with a PTAL of 6b, indicating the highest level of access to public transport.
- The building has a footprint of approximately 479m<sup>2</sup> (5156ft<sup>2</sup>) and occupies a plot to the southwest of the Covent Garden Market building overlooking St Pauls Church and the square (Piazza) where street entertainers perform.

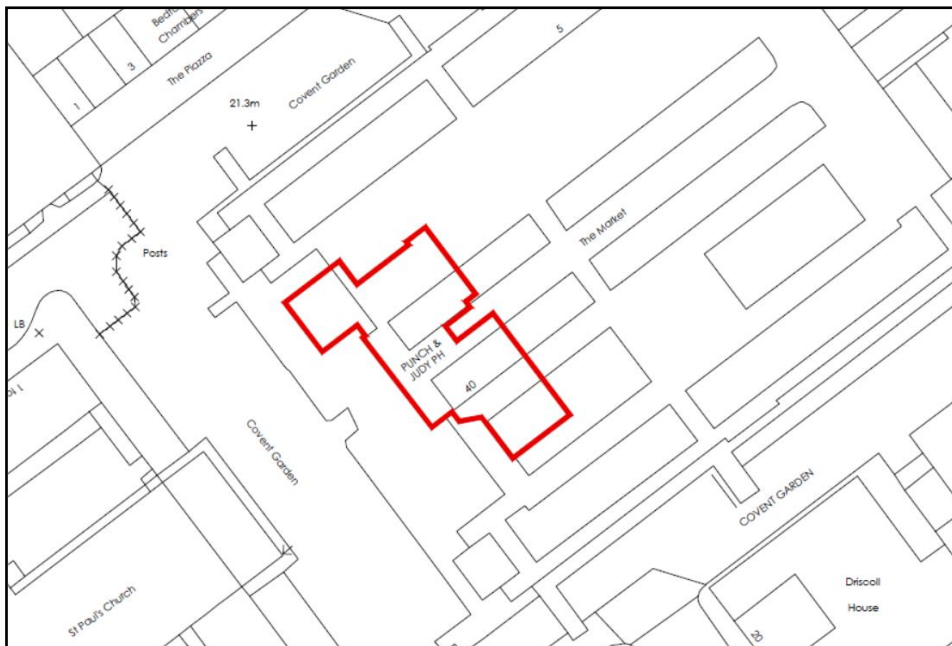


Fig 1 – Location Plan – Not to Scale – site shown in red



0161 428 0310

office@inventiveda.com

www.inventiveda.com

@inventiveda

## 2. Historical Background and Context

- Covent Garden is a district in London, on the eastern fringes of the West End, between St Martin's Lane and Drury Lane. It is associated with the former fruit-and-vegetable market in the central square, now a popular shopping and tourist site, and with the Royal Opera House, itself known as "Covent Garden". The district is divided by the main thoroughfare of Long Acre, north of which is given over to independent shops centred on Neal's Yard and Seven Dials, while the south contains the central square with its street performers and most of the historical buildings, theatres, and entertainment facilities, including the London Transport Museum and the Theatre Royal, Drury Lane.
- The first historical record of Covent Garden dates back to 1200, when it consisted of fields. Owned by Westminster Abbey, the land where the Market Building and the Piazza now stand was referred to as 'the garden of the Abbey and Convent', hence its name.
- In 1540, the land was granted to John Russell, 1st Earl of Bedford, whose descendant was to transform it into an innovative new London neighbourhood a century later.
- In 1630, King Charles I commissioned Inigo Jones, the most important architect of the day, to create the first public square in the country at Covent Garden.
- After the Great Fire of London in 1666, the entire square was devoted to the selling of fresh fruit and vegetables and Covent Garden became London's largest market.
- In 1828 the architect Charles Fowler was commissioned to design the neo-classical Market Building but a century and a half later it was evident that the market had outgrown its grand venue.
- In 1980 Covent Garden re-opened as Europe's first speciality shopping centre following a five-year renovation.
- The London pub is named after the first recorded Punch and Judy show in England in Covent Garden. Samuel Pepys watched the show in 1662 and he noted it in his famous diary. The pub was built later in 1787 and that's when the pub got its name. It is a listed building in the heart of the Covent Garden piazza. It is also one of the few local buildings that escaped bomb damage during the Blitz in World War II.

References - Christopher Hibbert; Ben Weinreb (2008). "Covent Garden market". *The London Encyclopaedia*. Pan Macmillan. pp. 213–214. ISBN 978-1-4050-4924-5. Archived from the original on 29 July 2020. Retrieved 25 October 2015.

Matthew Hoch (28 April 2014). *A Dictionary for the Modern Singer*. Scarecrow Press. p. 46. ISBN 9780810886568. Archived from the original on 3 January 2021. Retrieved 23 September 2020.

<https://www.coventgarden.london/cg-edit/the-history-of-covent-garden/>

<https://likelovelondon.com/punch-and-judy-pub-covent-garden/>

INVENTIVE DESIGN ASSOCIATES  
ARCHITECTURE & INTERIOR DESIGN  
57-61 Station Road, Cheadle Hulme SK8 7AA

Reg No 9251414



0161 428 0310

office@inventiveda.com

www.inventiveda.com

@inventiveda

### **Listing Description**

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1066949

Date first listed: 24-Feb-1958

List Entry Name: COVENT GARDEN MARKET BUILDING

Statutory Address 1: COVENT GARDEN MARKET BUILDING, COVENT GARDEN WC2

### **Details:**

*Former covered market buildings. 1828-30 by Charles Fowler. Granite, stock brick and stucco, slate and glass roofs. Triple ranges in a neo-classical composition. North and south elevations have 12 bay granite monolith Doric colonnades flanking central 2 storey, pedimented Venetian entrances, the ranges terminating in square 2 storey lodge pavilions with pyramidal chimney-finished lead roofs. The east end has a 4-deep Doric column portico with balustraded terrace, and a pediment gable decked with urns and a sculptural group marking The Central Avenue: an arcade of restored shops with mezzanine windows set in arcade, with 5 attic storey lights, above each bay, set behind dwarf Doric columns, glazed roof on kingpost trusses. The former open market spaces between the ranges were roofed in 1874-75 and 1888-89 by Cubitt's with iron columns linked by skeleton arches supporting semicircular trusses of glazed and slated roof with open clerestory. The west front of the Central Avenue has a 5-bay colonnade carrying 7 window wide 1st floor with entablature arched over centre framed by pediment gable; 5-bay colonnades flank the inner faces of the outer ranges at the west end balancing the centre feature. The whole of the complex has been restored by the GLC.*

### **3. Significance**

- The Market Hall building at Covent Garden is significant, both historically and architecturally, in several respects. Although, except for St Paul's Church, none of the buildings that formed Inigo Jones's square survive, the market hall and surrounding piazzas reflect the footprint of the original square. The market hall building occupies a location that had a long-established history as a fruit and vegetable trading centre.
- Historically the market hall itself is significant as London's first purpose-built covered fruit and vegetable market building, and as one of the earliest such buildings in Europe. It functioned continuously as London's primary fruit and vegetable market until 1974, when the operation was relocated to its present site. As such, the building is highly significant in historical terms.
- Architecturally, Fowler's market hall is significant because of its scholarly neo-classical architectural composition, and its intrinsically high-quality detailing and materials. The building represents a skilful marriage of aesthetics and functional design. It remains

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@inventiveda

substantially intact and as such, is recognised as a fine example of a well-preserved early 19<sup>th</sup> century market hall. The building can also be regarded as a prototype of many similar covered market buildings that followed elsewhere in Britain and Europe. The national significance of Fowler's market hall in historical and architectural terms is reflected in its status as a Grade II\* listed building.

#### 4. **Amount of development**

The works are within the curtilage of the existing site; carefully considered and will be carried out to integrate with the existing historical features of the building and can be summarised as follows:

- New glazed screen behind existing balustrade, to provide wind break and safety screen to prevent loose objects falling below. Similar design approved elsewhere within the Covent Garden site. Existing mesh screen and timber drink shelf removed.
- Conservation Considerations – Care taken as to not damage any existing structure
- Impact – Benign

#### **Layout, Scale & Appearance**

The external works are to be kept to a minimum and are felt to be in keeping with the character of the existing building and will have no detrimental impact on the heritage of the building or the surrounding conservation area.

#### **Access**

No change

#### **Landscaping**

No change





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Photo of Punch & Judy – Balcony from St Pauls Church

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## SUMMARY

The building is hugely significant within a local, citywide, and even wider national context and its continued feasible and sustainable use is of vital importance when considering and managing any alterations. The building has retained its current use throughout its modern history, and as in the past any changes which are able to improve and support the current uses of the building, must be given favourable consideration. The proposals detailed within the application seek to further preserve both the architectural and cultural significance within this part of the building, and its history whilst equipping it with the means to succeed into the future.

Public houses are such an important part of British Culture and due to the economic climate, especially over the last few years and the ongoing state of the economy, many are at risk of closure. This site is both an important local landmark within the city of London and a national treasure which requires ongoing significant investment if it is to compete within the hugely competitive hospitality industry within the city of London. The proposals look to greatly benefit this important public house both in terms of safety and atmosphere, making it a greatly improved facility for the hugely diverse customer clientele. The proposals should be viewed as both necessary and as part of the historic progression of the building.

The proposals acknowledge and respect the heritage values of the site, and any works that impact upon the visual appearance of the site are intended to be improvements and to improve the overall layout and experience for both customers and staff whilst also increasing the sustainability and efficiency of the site.

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