



## Heritage Statement

9 Mount Row, W1K 3RG

Located within the Mayfair Conservation Area

This report has been prepared to support a Planning Application for proposals affecting 9 Mount Row, London W1K 3RG. The proposal is for erection of a first floor infill extension, replacement of existing windows and doors, alteration to a main flat roof including new flat skylights and solar panels, refurbishment of existing first floor terrace and internal alterations. This report should be read in conjunction with the accompanying drawings and photo package included in the planning application..

## The Site and Context

9 Mount Row, W1K 3RG

Mount Row is located in the Mayfair Conservation Area in the City of Westminster.

The property is not listed.

## The significance of the heritage asset

The present Mount Row was formed from two stable yards, the longer one being entered from Davies Street and the shorter, originally known as Bishop's Yard (Plate 88e), from Charles Street (now Carlos Place).

The area is dominated by fashionable town-houses (and their mews) reflecting the history of English domestic architecture from the early 18th to the early 20th century.

They were divided in part by a wall and in part by a workshop which jutted out into the mews approximately in front of the present No. 13 and which was for many years part of the premises of the cabinet-making and upholstery concern of Marsh and Tatham and their successors.



Historic Map, 1800

The north side of Mount Row was taken up with coachhouses and stabling but on the south side there were a number of small houses.

Seven of these, on either side of the entrance to Carpenter Street and including the Oliver's Mount public house on the west corner with that street, were built by John Jenner, bricklayer. The north side of Mount Row has been completely rebuilt or re-fronted within the last half century.



9 Mount Row (not listed)



12 and 14, Mount Row (Grade II Listed)



6-10 Mount Row (Grade II Listed)



30 Mount Row (New Development 2016)

## The Proposed Works

- The current/existing iron/glass entrance door is out of character with the remainder of the doors on the south side elevation of Mount Row, all of which are solid/panelled timber doors. It is not original and is believed to have been installed at some time in the late 20th century.
- The proposed replacement front door is a high security black painted timber Georgian style 6 panel with toplight to match No 7 Mount Row and other properties on the street.
- **Heritage Impact: Minimal (Likely to improve the existing)**



Existing Front Door



Proposed Front Door



- The existing garage barn doors are brown painted vertical panel 'cottage-style' and are again incongruous with the remaining Mount Row street scene. They are not believed to be original or of any heritage value.
- The current doors also open outwards directly onto the public footpath/pavement. If opened from inside this presents a hazard and safety issues to pedestrians using the footpath as walking past the property. \*Change represents potential public benefit.
- Furthermore this also presents a hazard to a driver emerging out of the garage either forwards or in reverse as the open garage doors create a significant blind spot which would not be passed until the vehicle is significantly further into the road area, leaving it vulnerable to an accident with passing traffic. \*Change represents potential public benefit.
- Having to also manually open/close the garage doors before or after a vehicle entry/exit is also likely to lead a driver to choose to temporarily park the vehicle in a hazardous or obstructive manner to other road users whilst this is undertaken. \*Change represents potential public benefit.
- The proposed replacement is a new heritage style black painted timber Georgian style panelled electric sectional door with obscure glazed panels similar to many other properties on the south side of Mount Row.
- \*Change represents potential public benefit. By way of using an electronic sectional garage door which opens inwards to the property it removes risks for pedestrians, the garage users, other road/vehicle users and reduces.



Existing



Proposed

- **Heritage Impact: Minimal (Likely to improve the existing)**

- The current single-glazed timber frame windows are in poor condition and require full replacement. To provide sufficient heat-loss remediation to the property, secondary glazing is fitted to most of the internal windows including those on the front (Mount Row) elevation. These are plastic-framed sliding panels which are clearly visible from the street level and create additional reflective glare when observing the property from Mount Row to the detriment of the heritage of the building and it's wider street facade.
- Replacing 12 no front and rear existing windows (single glazing timber frame) with like-for-like heritage double glazed timber windows. Casement to the front elevation and sash windows to rear elevation. Removal of internal secondary glazing.
- 



Existing

- **Heritage Impact: Minimal (Likely to improve the existing)**

- The existing decorative sliding shutters (not in use) to 4 No windows on the front elevation are in a poor condition but can be retained and require restoration.
- These shutters are only present on 9 Mount Row and no other properties on the street.
- The application seeks to restore these 4 sets of existing sliding decorative shutters and repaint them in black to be more in-keeping with the general 'decorative' timber work of the properties on the street including other doors which are all in black whilst the windows are generally in white frames.



- **Heritage Impact: Minimal (Likely to improve the existing)**

- Alteration of existing main roof creating roof access hatch, three rooflights and nine solar panels installed to the flat roof on 15 degree south facing pitch. Retention of existing cold water tank storage housing to conceal new air conditioning condensers.
- None of the proposed alterations to the roof would be visible from Mount Row or neighbouring buildings of the same height. All proposed roof elements have been designed to be minimum 675mm from the front ridge line of the mansard roof.
- The solar panels are proposed to be free-standing and not permanently affixed and would have a maximum projection of 350mm from the surface of the flat roof which is substantially lower than the surrounding parapet walls.

- **Heritage Impact: Minimal/Unsubstantial**

- Alteration of existing Ground floor rear fenestration facing into service area accessed from Carpenter Street. Removal of 2 existing windows and replacement with new single window (of equal combined size to existing) in heritage double glazed timber frame casement. Restoration of brickwork and cleaning.
- This elevation faces into a service area and is of low heritage value. The area also services the rear entrances and kitchens of retailers and restaurants on Mount Street where substantial alterations have been made previously. The area is also used for externally facing utilities such as air conditioning condensers and storm/soil pipework.



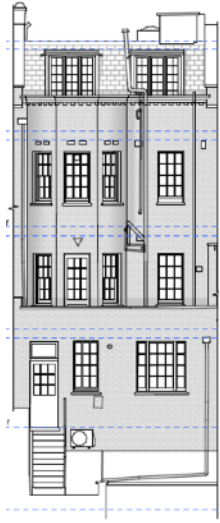
Existing

Proposed

- **Heritage Impact: Minimal/Unsubstantial**



- First floor rear/ terrace in-fill extension to line with existing bay window. Crittall panelled curtain wall glazing with a pair of French patio doors terrace. Flat roof to be finished in powder coated zinc with hidden box gutter detail.



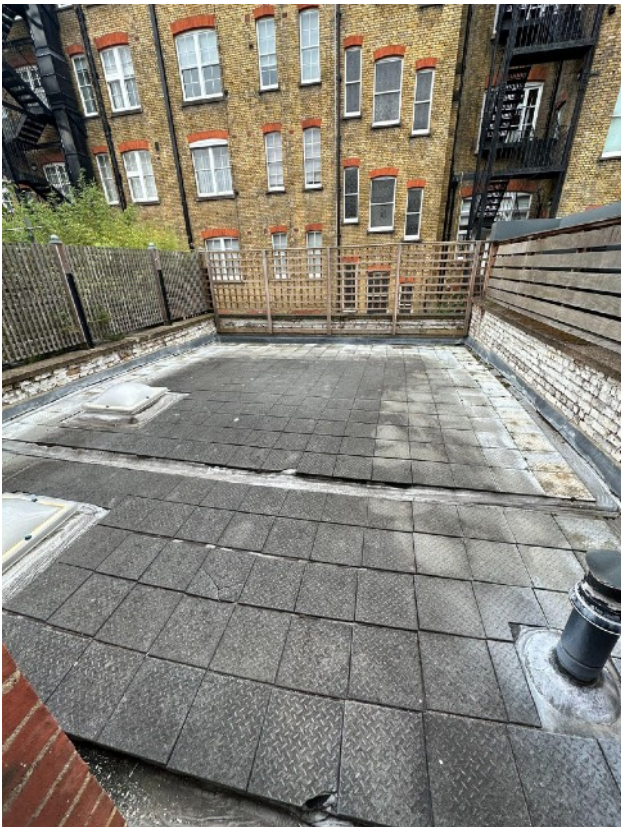
Existing



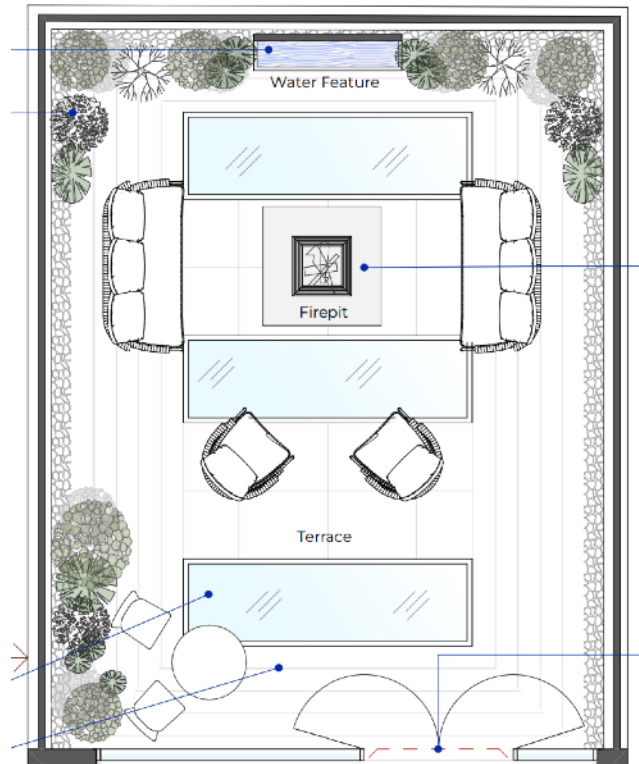
Proposed



- Resurfacing of existing First floor terrace with new insulated flat terrace finished in porcelain tiles and timber decking, three new walk-on rooflights.



Existing



Proposed

This is the most significant of the alterations within the proposals and occurs entirely at the rear first floor elevation. As the building is not listed and given that the rear elevation faces to within a communal/service area opposite the rear of buildings on Mount Street & Carlos Place, the alteration has a low impact on the heritage of the area.

Furthermore, significant alterations have been allowed to neighbouring properties including 7 & 11 Mount Row which are similar in form/massing to the proposed, however these are much more incongruous in nature to the host buildings. For example, the rear extension at 7 Mount Row features modern timber-cladding which is not a material otherwise present in the area and has a form and structural aesthetic that is not necessarily in keeping with the prevailing architectural style.



Modern rear addition to neighbouring 7 Mount Row.

The proposed rear in-fill extension to 9 Mount Row would follow the same line but not be as tall and would have a simpler design aesthetic comprising a flat roof and steel-framed (Crittall) rear glazed elevation.

**-Heritage Impact: Unsubstantial/Minimal**

The proposed in-fill extension at 9 Mount Row is significantly more minimal in its overall impact and scale (including height) by comparison and the proposed rear elevation/facade has been specified using steel-frame glazing to offer thinner profiles than modern aluminium counterparts and to retain a 'panelled' aesthetic in respect of the timber-framed sash windows on the rear elevations. Furthermore the use of a pair of french patio doors is proposed to have a lower impact than other door styles such as bi-folding or sliding panels.

### Impact on significance

The proposed works fully respect the spatial and decorative characteristics of the conservation area in design and layout, insofar as they are connected to its core architectural and historic interest. The works will not affect the architectural or historic interest of the building to a degree that would alter its special interest in any significant way and will certainly preserve that interest.