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## PLANNING, DESIGN & ACCESS STATEMENT

**Project:**

# Manchester Street

**Address:**

Apartments 3, 4 and 5  
20 Manchester Street, London W1U 4DJ

**Project Reference:** 133

**Date:** 10.03.2024 **Revision:** -

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# THE PROPERTY

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## Introduction

This document is provided in support of the planning application for First, Second and Third floor levels at 20 Manchester Street, London W1U 4DJ, comprising Flats 3, 4 and 5 respectively. This D&A Statement is to be read in conjunction with the relevant drawing set.

20 Manchester Street is a Grade II listed building located in the Portman Estate Conservation Area, Borough of City of Westminster.

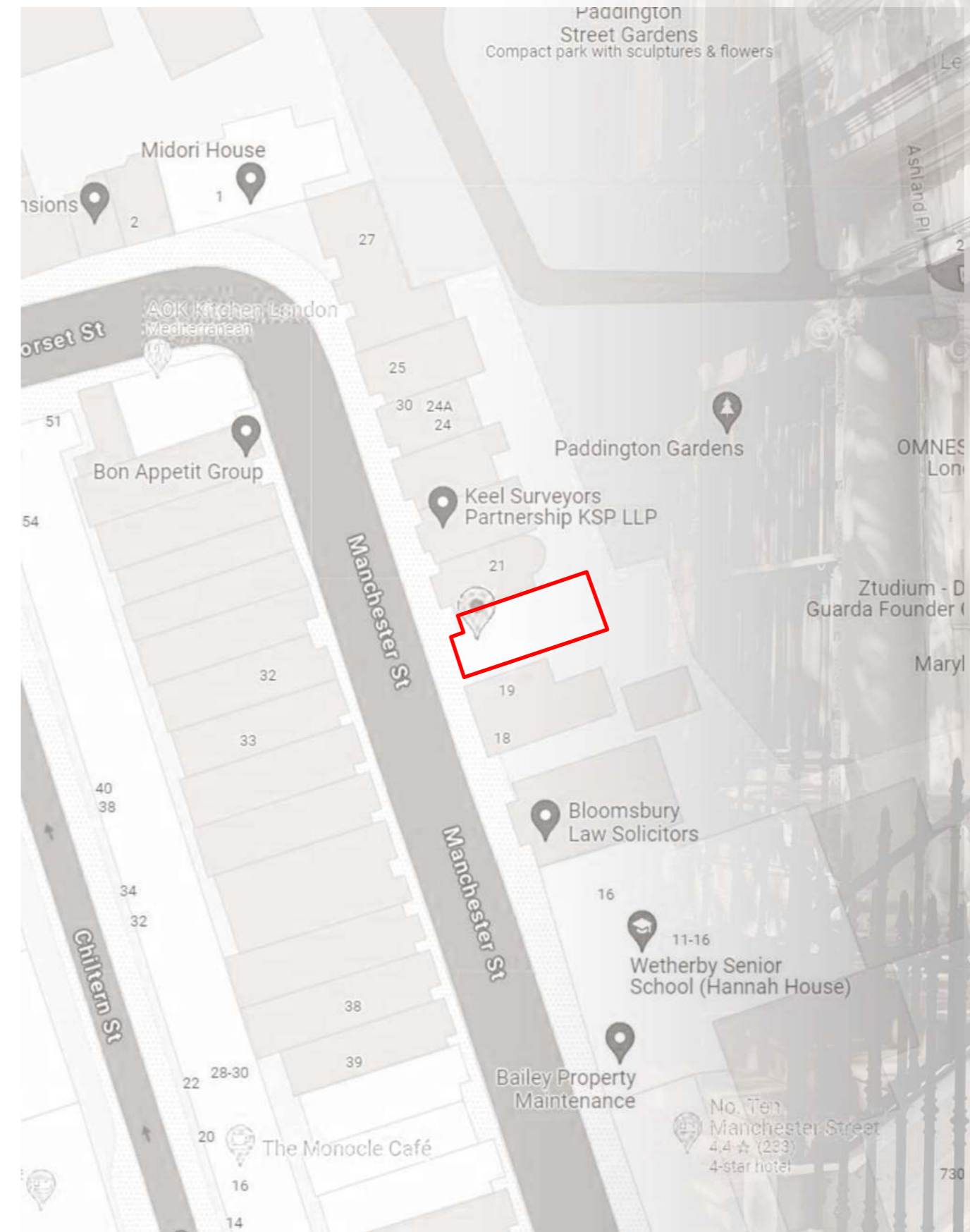
This application seeks listed building consent for minor internal alterations as well as the replacement of the front facade external windows.

## Project Description

The proposal entails internal works on the aforementioned levels, comprising update to acoustic insulation and fire separation, upgrade to fit out and services, minor alterations to plans enhancing functionality of the apartments. The functional plans remain very much unaltered. The First Floor room receives a metal framed glass partition enhancing the fire safety, yet retaining the existing perception of room size and proportions.

In addition, all front elevation fenestrations are proposed to be replaced, to be more in keeping with the adjoining buildings, reinstating traditional Georgian panelled windows (applies to GF as well).

Refer to Existing/Demolition/Proposed plans for detailed demonstration of the proposed works.



# THE PROPOSAL

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## DESIGN PARAMETERS

### Amount and Use (number of units, area per use)

The number and use do not change. These are currently 3 stand alone apartments and will remain as such.

### Layout (proposal in larger context and security)

The proposal does not affect the position of the site or layout in the wider context.

### Scale (dimensional parameters)

No change to existing.

### Appearance and Materiality

Externally only the non-original windows to the front facade are to be replaced with new. The proposed windows will follow the existing, traditional detailing and materiality (timber sash windows painted white), but will reinstate the original Georgian panelled design to relate to the adjoining properties. The glazing is proposed as laminated with slightly enhanced thermal properties without affecting its historic appearance.

Internally the historic fabric and building character will be observed and respected.

### Appraising and Context

The proposal does not alter the context of the property in relation to the local physical, economic or social context.

## ACCESS

### Pedestrian and Inclusive Access

Access into the building and apartments remain unaltered.

### Access Other

All other aspects of access remain as existing.

## OTHER DESIGN CONSIDERATIONS

### Sustainability

Not applicable.

### Arboricultural

Not applicable.

### Biodiversity

Not applicable.

### Landscape

Not applicable.

### Environmental Noise

The proposal does not alter the existing conditions.

### Daylight, Sunlight and Overshadowing

Not applicable.



## PLANNING STATEMENT

This application seeks listed building consent for minor internal alterations and external window replacement only.

The works take into account policy 39 of the City Plan 2019-2040.

The proposal does not differ greatly in scope to local precedents, such as permitted case 21/05147/LBC from 2021 for Second Floor Flat at 23 Manchester Street.

For a more detailed assessment, refer to the Heritage Report and design plans. Below is a summary of the proposed approach to the works and conservation of historic assets.

### Heritage

The functional use, hierarchy and layouts remain greatly unchanged.

The interiors do not appear to hold features of interest, having been altered historically. Fit out elements such as fitted kitchens and bathrooms are contemporary and of substandard quality or lacking character.

All new internal works, finishes and making good works shall match existing original work adjacent in respect of materials used and detailed execution, unless indicated otherwise on drawings.

There is a fireplace surround on the First Floor, although the fireplace itself has been blocked. No changes are proposed. This is assessed in more detail in the Heritage Report.

Doors are simple, traditional 6 panel doors, appropriate for the property but not original. These are proposed for removal along with the architraves, and replacing with suitable and better quality ones. Refer to design pack for door works.

The inspected partitions are lined with plasterboard, although in places appear to hold older timber studs. The proposal entails minor alteration to these, mainly to create new door openings in limited instances.

The floor structure is historic, whilst the ceilings are lined in contemporary plasterboard. Cornices appear to be of little interest and not original, assumed installed during the ceiling works (Second Floor/Flat 4 does not have cornices).

The scheme entails the installation of new, appropriate cornicing, skirting and architraves.

The floor substrate on the First and Second floors may be historic timber boards. These will be lifted insofar as necessary for the fire protection, acoustic and services installation works, and then reinstated. The new flooring will be dry fitted on top of these, retaining the historic fabric.

The floorboards on the Third floor although appear old, these are of T&G type, which could place them towards late 19<sup>th</sup> Century at the earliest, but not original to the Georgian property. Notwithstanding, these would be treated the same way as on the lower floors.

### External

All windows to the front facade are to be replaced with new, emulating existing detailing and style (timber sash windows painted white), but reinstating the original Georgian panelled arrangement, following the adjoining properties. This relates to the fenestrations on the GF as well, for a holistic approach. The new windows will receive laminated glass panes which do not alter the appearance of these.

### First Floor, Flat 3

New door panels, architraves, skirting and cornices.

Contemporary radiators replaced with new, same location.

Enhanced acoustic and fire separation to building fabric.

Form new door opening. A metal framed glass partition introduced in the current Dining Room creating a safe fire exit corridor, whilst retaining the visual perception of the existing room size and proportions. Refer to the Heritage Statement for detailed assessment.

The above plan follows the existing GF and SF plans in the building, although on those levels solid partitions had been introduced in the past.

Alter contemporary separation between Kitchen and Bathroom enhancing functionality.

### Second Floor, Flat 4

New door panels, architraves, skirting and cornices.

Contemporary radiators replaced with new, same location.

Enhanced acoustic and fire separation to building fabric.

Alter contemporary separation between Kitchen and Bathroom enhancing functionality.

Consent 99/10339/LBC from 16.11.1999 indicates internal alterations to the Second Floor.

### Third Floor, Flat 5

New door panels, architraves, skirting and cornices.

Contemporary radiators replaced with new, same location.

Enhanced acoustic and fire separation to building fabric.

New fire rated pocket door to kitchen.

Consent 8949/C/RMQ from 25.11.1983 shows a different Third Floor layout. This shows the proposed pocket door under this application will sit within the pre-existing openings, with no loss to existing studwork (it is not expected for this studwork to be original, encompassing contemporary facilities - WC cubicle and bathroom).



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# 4H

Thank You