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20.07.2020

28 Charlotte Street

Heritage Statement:

1.0 The heritage significance of 28 Charlotte Street

'Architectural interest'

No. 28 Charlotte Street possesses special architectural interest, and this has been acknowledged by its Grade II listing. No. 28 retains clear Georgian characteristics despite various alterations over time.

No. 28 has 'architectural' and 'artistic interest' (NPPF) or 'aesthetic value' ('Conservation Principles'). In respect of design, 'Conservation Principles' says that 'design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship'. The building retains the features of the original external design that contribute to each of these qualities, and also they are also found internally at ground and first floor.

However, significant modern changes have occurred to the property. It has a modern shop interior, and a full-width 20th century rear extension. The top floor dates from the mid-20th century, and the stairs linking the third and fourth floors dates from that time. The 20th century interventions in the building are not of notable architectural quality, and neither the Historic England Advice Report (prepared during the 2017 listing process) nor the list description suggest that the modern roof level or the rear extension possess any intrinsic architectural merit in themselves.

No. 28 Charlotte Street, despite substantial change over time, retains key features of the special architectural or historic interest that cause it to be a Grade II listed building, and it clearly makes a

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positive contribution to the Charlotte Street Conservation Area. The key areas of special architectural or historic interest are located in its main street elevation and the first, second and third floors internally. However, Historic England acknowledged that these floors have also been altered in recent times, saying 'The large room to the front on both the second and third floors has been divided to create two rooms and a lobby... In terms of surviving interior features, the house is notable for its significant loss of historic plaster-work and near complete loss of fireplaces'. The rear extension was originally a poor quality structure that is now at the end of its useful life.

'Historic interest' or 'Historical value'

8 No. 28 Charlotte Street is a good example of late 18th century townhouse that illustrates the historic development of Georgian London to the northwest of the City. Historical value is described as being illustrative or associative. 'Conservation Principles' says that:

Despite the many changes that are described earlier in this report, 28 Charlotte Street, externally and internally, retains its ability to convey this historical value. In fact, the presence of many phases of work together in a single building is part of its special historic interest, providing evidence about the historical changes that occurred to it over time; an essential quality of the Georgian terraced house has proved to be its adaptability to change and how changes at various time help to reflect broader social change.

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2.0 The proposed scheme and its effect on heritage significance

First floor principal room: W1,W2,W3

Proposal for secondary glazing omitted

First floor rear principal room: W5,W4

The sash windows are historic with glazing bars and detailing which would be expected of the period of the building. Some of the sashes have been replaced with loss to the original glazing bar detail and loss of the timber box shutters and spandrel paneling.

The installation of the proposed timber sash secondary glazing will be designed to mirror the existing sash windows with a perfect alignment to the meeting rail. The glazing edge of the proposed sash stile will match the lambs tongue detail of the original glazing bars.

The proposed method of installation will be done not to damage the existing sash windows. The installation will be fully reversible allowing their removal without creating any damage.

The proposed secondary glazing timber sash boxes will carefully secured to the plaster wall reveals. Cover beads will cover the gap between secondary glazing frames and wall reveals.

Each secondary window will be designed and manufactured on a bespoke basis responding to the exact condition of each window and surround condition.

Second floor front principal room: W6 , W7

The sash windows are historic with glazing bars and detailing which would be expected of the period of the building. The windows have

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surviving fixed box shutters, lost their original spandrel paneling and have been fitted with metal-framed secondary glazing.

The installation of the proposed timber sash secondary glazing will replace the existing metal framed secondary glazing, and be designed to mirror the existing sash windows with a perfect alignment to the meeting rail. The glazing edge of the proposed sash stile will match the lambs tongue detail of the original glazing bars.

The proposed method of installation will be done not to damage the existing sash boxes, box shutters and spandrel paneling. The installation will be fully reversible allowing their removal without creating any damage.

The new timber secondary windows box frames will be carefully screw fixed to the head and base of the sash box inner linings, with minimal screw fixings into the existing shutters. Timber cover beads will be used to cover the gap between secondary glazing and shutter leaf scribed to fit around the shutter profile.

Each secondary window will be designed and manufactured on a bespoke basis responding to the exact condition of each window and surround condition.

Second floor front secondary room: W8

The sash windows are historic with glazing bars and detailing which would be expected of the period of the building. Window suffered loss of the timber box shutters and spandrel paneling.

The installation of the proposed timber sash secondary glazing will be designed to mirror the existing sash windows with a perfect alignment to the meeting rail. The glazing edge of the proposed sash stile will match the lambs tongue detail of the original glazing bars.

The proposed method of installation will be done not to damage the existing sash windows. The installation will be fully reversible allowing their removal without creating any damage.

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The proposed secondary glazing timber frames will carefully secured to the later addition plain timber reveals. Cover beads will cover the gap between secondary glazing frames and timber reveals.

The secondary glazing will be designed and manufactured on a bespoke basis responding to the exact condition of the window and its surround condition.

Second floor rear room: W9,W10

The sash windows are historic with glazing bars and detailing which would be expected of the period of the building. The windows have surviving timber spandrel paneling and fixed box shutters.

The installation of the proposed timber sash secondary glazing will be designed to mirror the existing sash windows with a perfect alignment to the meeting rail. The glazing edge of the proposed sash stile will match the lambs tongue detail of the existing glazing bars.

The proposed method of installation will be done not to damage the existing sash boxes, box shutters and spandrel paneling. The installation will be fully reversible allowing their removal without creating any damage.

The new secondary window timber frames will be carefully screw fixed to the head of the sash box inner lining, with minimal screw fixings into the existing shutters. Timber cover beads will be used to cover the gap between secondary sash box frame and existing shutter leaf scribed to fit around the shutter profile. A new timber cill fixed to the bottom of the proposed secondary sash box frame.

Each secondary window will be designed and manufactured on a bespoke basis responding to the exact condition of each window and surround condition.

Third floor front rooms: W12,W13,W14

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The sash windows are historic with glazing bars and detailing which would be expected of the period of the building. Window suffered loss of the timber box shutters and spandrel paneling.

The installation of the proposed timber sash secondary glazing will be designed to mirror the existing sash windows with a perfect alignment to the meeting rail. The glazing edge of the proposed sash stile will match the lambs tongue detail of the original glazing bars.

The proposed method of installation will be done not to damage the existing sash windows. The installation will be fully reversible allowing their removal without creating any damage.

The proposed secondary glazing timber frames will carefully secured to the plaster wall reveals. Cover beads will cover the gap between secondary glazing frames and timber reveals. A new timber cill fixed to the bottom of the proposed secondary sash box frame.

The secondary glazing will be designed and manufactured on a bespoke basis responding to the exact condition of the windows and its surround condition.

Third Floor rear room: W15, W16

The sash windows are historic with glazing bars and detailing which would be expected of the period of the building. Window suffered loss of the timber box shutters and spandrel paneling.

The installation of the proposed timber sash secondary glazing will be designed to mirror the existing sash windows with a perfect alignment to the meeting rail. The glazing edge of the proposed sash stile will match the lambs tongue detail of the original glazing bars.

The proposed method of installation will be done not to damage the existing sash windows. The installation will be fully reversible allowing their removal without creating any damage.

The proposed secondary glazing timber frames will carefully secured to

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the plaster wall reveals. Cover beads will cover the gap between secondary glazing frames and timber reveals. A new timber cill fixed to the bottom of the proposed secondary sash box frame.

The secondary glazing will be designed and manufactured on a bespoke basis responding to the exact condition of the windows and its surround conditions.

Stair mid landing to third floor: W17

The sash window is a replacement with loss of glazing bars and detailing which would be expected of the period of the building.

The installation of the proposed timber sash secondary glazing will be designed to mirror the existing sash window with a perfect alignment to the meeting rail. The glazing edge of the proposed sash stile will match the lambs tongue detail of the original glazing bars.

The proposed method of installation will be done not to damage the existing sash windows. The installation will be fully reversible allowing their removal without creating any damage.

The proposed secondary glazing timber frames will carefully secured to the later addition plain timber reveals. Cover beads will cover the gap between secondary glazing frames and timber reveals.

The secondary glazing will be designed and manufactured on a bespoke basis responding to the exact condition of the window and its surround conditions.

Stair mid landing to Second Floor: W11

The sash window is historic with glazing bars and detailing which would be expected of the period of the building. The window has surviving timber paneled reveals and likely suffered the infill and loss of the spandrel paneling.

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The installation of the proposed timber sash secondary glazing will be designed to mirror the existing sash window with a perfect alignment to the meeting rail. The glazing edge of the proposed sash stile will match the lambs tongue detail of the existing glazing bars.

The proposed method of installation will be done not to damage the existing sash box and timber reveal paneling. The installation will be fully reversible allowing their removal without creating any damage.

The proposed secondary glazing timber frame will be carefully screw fixed to the head and base of the sash box inner lining, with minimal screw fixings into the existing reveal paneling. Timber cover beads will be used to cover the gap between secondary sash box frame and existing reveal paneling scribed to fit around the panel profile.

The secondary window will be designed and manufactured on a bespoke basis responding to the exact condition of the window and surround condition.

Conclusion

The proposed scheme will have a positive effect on 28 Charlotte Street and will not affect the architectural and historic interest of the building to a degree that would alter its special interest, and to the extent that it does, will certainly preserve that interest.

Nicolo Stassano

Architect
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Director