



204-208 Tottenham Court Road, London W1T 7PL
Project Number: 035

Heritage Statement
HS 001

Listed Building & Advertisement Application

Issue 1 – 12.03.2021

Heritage Statement

204-208 Tottenham Court Road, London W1T 7PL

The application site comprises a five-storey building fronting Tottenham Court Road, Chenies Street and North Crescent. The building, forming part of a terrace of buildings, is Grade II listed. Listed building consent was granted in January 1999.

The listing includes: Glen House ALFRED MEWS. Light industrial building, now offices. Southern half, Nos 204-8, 1913-14 by Hobden and Porri; northern half, Nos 200-3, built c1923 in fascimile by Ernest Souster. Originally built for the Bosch Magneto Co. Mannerist style. 5 storeys. 13 bays. Pillars with grooved panels and rectangular blocks flank ground floor openings. Upper floors have austere full height pilasters culminating in intricate Mannerist brackets supporting the parapet with geometrically patterned cast-iron railings flanked by stone dies. 1st to 3rd floor windows metal framed half-columns transom and mullion with enriched spandrel panels, 3rd floor under stone arched heads. 4th floor metal framed with stone half columns flanked by the brackets. Clock inscribed "Glen House" on elaborately enriched wall bracket at 1st floor level. Design continues on returns to Alfred Mews and Chenies Street; Alfred Mews facade with triple doorway of grooved pilasters. INTERIOR: not inspected.

This application relates to 204 to 208 and is currently occupied (but not open and trading) by Sofa Workshop by Timothy Oulton.

From a Heritage perspective, internally the unit has been subject to alterations and decorations at various times in its history. Whilst the interior of the building was not inspected at the time of listing, it is still listed. Therefore care will be taken when installing new finishes such as carpets and wall decorations not to disturb any remaining historic features.

The proposed works for inside the store are minimal comprising of new flooring, new internal wall treatments and some new suspended chandelier type lighting with new signage.

The below table describes the proposed works in more detail.

Feature	Description	Significance	Proposed Works	Possible Impact	Justification / Mitigation
Internal walls	Existing internal brick and stud walls	Low	line the internal walls with a mix of a new treated, white painted timber wall linings and black painted walls	Positive visual impact	The new owner has his own corporate brand and would like to adapt the decorations to suit that brand
Internal floor coverings	Existing vinyl flooring	Low	Install new Sisal Carpet, Ginger, C653, Agave Sislana leaf fibre, floor coverings	Positive visual impact	The new owner has his own corporate brand and would like to adapt the floor coverings to suit that brand
Internal lighting	Existing internal lighting	Low	Supplement the existing internal lighting with a series of new hanging chandelier type light fittings	Positive visual impact	The new owner has his own corporate brand and would like to adapt the lighting to suit that brand and compliment his offer
External signage	Existing white signage mounted on light grey	Low	Replace the existing signage with a slightly revised offer including in small letters 'Sofa Workshop by Timothy Oulton'	Positive visual impact	The new owner has his own corporate brand and would like to adapt the signage to suit that brand and advertise his new offer

TJP Architects have been appointed to submit and manage the relevant planning applications. Given the above, we do not believe that the proposed works present and risk to the historic fabric or structure of the listed building or alter the character in any way. The light touch of new floor finishes, wall coverings, lighting and signage will have no long-term affect or influence on the fabric of the building and any remaining original features.