

— THIRTY NINE —

CHARLES
STREET

AND 39 CLARGES MEWS

MAYFAIR W1



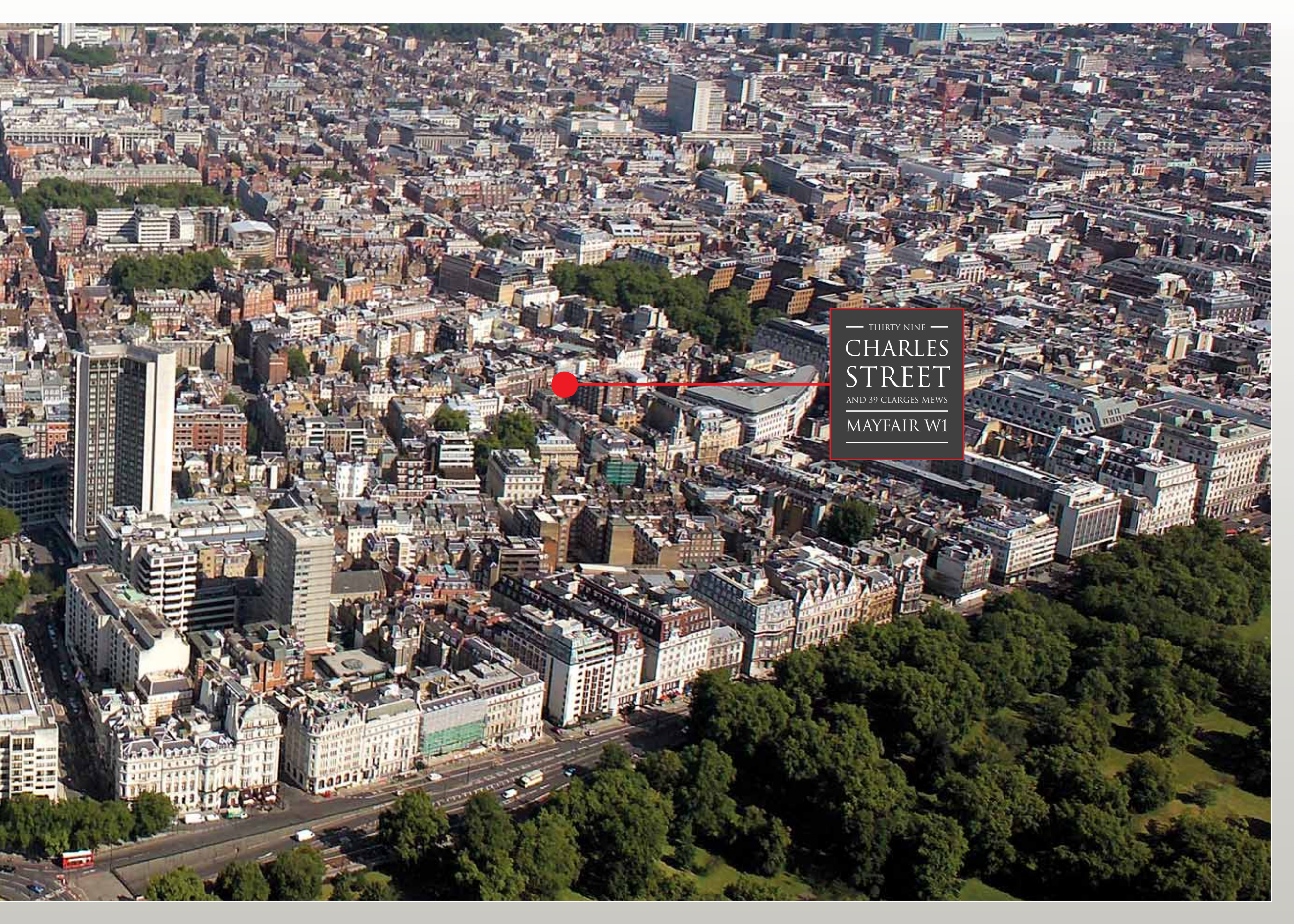
very fine example
of a mid-18th century
Mansion House in one of
Mayfair's most desirable
residential addresses.

Listed Grade II*, the house has retained many of its original features and is particularly notable for the Regency re-decoration which include the Chinese Wallpaper and silk wall hangings which are to be re-instated. Five windows across, the house has a grand entrance hall with a sweeping staircase leading to the impressive formal rooms on the first floor. With a large courtyard garden and a linked mews house at the rear, extending in all to 14,788 square feet, planning permission has been granted to extend the house further to almost 22,000 square feet, which will include a new basement level spa area with sumptuous interior design sympathetic to the historical importance of the house.

Location

Charles Street is one of Mayfair's most highly regarded residential streets owing largely to its conveniently central position with Berkeley Square to the East, Hyde Park to the West and Green Park to the south, partial views of which can be seen from the rear of the house.





— THIRTY NINE —
CHARLES
STREET
AND 39 CLARGES MEWS
MAYFAIR W1

History

Charles Street lies in the Mayfair Conservation Area to the southwest of Berkeley Square and was originally part of the Berkeley Estate.


Number 39 is a substantial terraced Georgian house comprising basement, ground and three upper floors as well as a mews at the rear in Clarges Mews. The house is listed Grade II *.

The site on which 39 Charles Street now stands was originally a farm called Brick Close, which sat on the banks of the Tyburn River. The land was acquired by the first Lord Berkeley of Stratton during the reign of Charles II and was owned thereafter by his descendants.

Berkeley House was built for Charles Berkeley in 1664, who was instrumental in beginning to lay out Berkeley Square and the surrounding streets, which include Charles Street. Building in the streets only really commenced in the 1730's, however, number 39 seems to have been built in the early 1750's.

An extract from BH Johnson's 'Berkeley Square to Bond Street, the early history of the neighbourhood' states that....'the ground on which many of the houses in Charles Street were built was developed by John Phillips, a carpenter who, in December 1750, entered into an agreement with Lord Berkeley for a lease of that part of Brick Close.

It is presumed that Phillips, working with George Shakespeare was responsible for No 39.



The area rapidly became fashionable and the residents of Charles street were drawn from the highest social backgrounds. Johnson points out that originally some tradesmen lived in the street, including a tailor, a grocer, a chandler and an auctioneer, but by the end of the century the exclusive nature of the street was established as the names of the known occupants of No 39 show;

1906 George Pocock, son of Sir George Pocock, a prominent Naval Officer

1836-1867 George Fieschi Heneage, MP for Lincolnshire

1867-1918 The Earl of Camperdown

1920 The Marquis of Anglesea

1923 The Earl of Westmorland

1926/28 Owen Hugh Smith

1940's The Dudley House Committee

The fortunes of the house as a residence for the nobility waned with the Second World War, when it appears to have been used as a base for charitable work and in the post war era it was radically altered to form self contained flats.

Specifications and Interiors

OUTLINE SPECIFICATION FOR THE PROPOSED DEVELOPMENT

New basement

- Waterproof concrete basement with drained cavity protection
- New lower basement level pool plant room

External façades

- Refurbish existing main house façade including stone and brick repairs and refurbished existing windows
- New brick façade and windows to link building
- New slate and lead dormer and windows to mews and refurbished existing windows below

Roof

- New slate roof to main house and mews
- New standing seam lead flat roof to link building

Floor finishes

- New timber flooring to main house circulation and principal rooms
- Stone floor to bathrooms, shower rooms, pool and pool area
- Fitted carpet to bedrooms
- Existing chequer board tiling to main entrance to be retained

Wall finishes

- Wallpaper generally to principal rooms
- Stone walls to bathrooms and shower rooms
- Listed Chinese wallpaper and silk hangings to be removed, repaired and refitted by specialist

Ceiling finishes

Existing ceiling cornices and roses to be retained and redecorated

Fittings and joinery

- Timber wardrobes and dressing rooms
- Timber vanity units and mirrors
- New timber doors and frames to link building and mews

SERVICES:

Lighting

- Specialist lighting design
- Integrated lighting control with audio visual equipment, curtains and blinds
- Pendant and wall lights to main house principal rooms

Heating/cooling

- Comfort cooling by variable refrigerant volume system to principal rooms with concealed fan coil units
- Demisters to all principal bathroom mirrors
- Underfloor electric heating to all main bath and shower rooms

Hot water

- Gas fired condensing boilers

Fresh air

- Mechanical extract ventilation to all bathrooms

Fire detection

- Discreet air sampling fire detection
- Recessed sprinkler system to main house upper floors

Data/voice

- Cat 6 cabling throughout
- Wireless data distribution throughout the house

TV

- Satellite dish for selected TV stations, terrestrial TV and FM/DAB radio
- Audio distribution to principal rooms, with surround sound to cinema
- Flat panel and aquavision TV to selected rooms

Security

- Door entry system
- CCTV system
- Intruder alarm including panic alarm fittings, air movement detectors and remote monitoring

Lifts

- Existing pedestrian lift in staircase will be removed
- New 8 person pedestrian lift
- Dumb waiter from lower ground to upper ground floor

Car parking

- 2 car stacker with capacity for 3 cars in the garage space

Catering kitchen and laundry

- Stainless steel fittings with commercial oven and freezer

Garden

- Sculptured paving layout and glass walk on rooflights
- Raised planter for new trees and shrubs



ALLYSON McDERMOTT



norman rourke pryme
construction consultants

HURST PEIRCE + MALCOLM LLP
Consulting Civil and Structural Engineers

Structural Engineers

M&E Services Engineers

QS

Edward Pearce
CONSULTING ENGINEERS





Computer Generated Images of the Proposed Development





Proposed

ACCOMMODATION

Considerable time has been taken so as to reinstate the house to its former glory, whilst being sympathetic to its historic importance. In the formal reception rooms on the first floor, the wall treatments of painted silk and Chinoiserie wallpaper have been removed and will be carefully restored and when reinstated will enhance the more contemporary interior design elements.

The chosen interior palette is sympathetic to the grandeur of the house itself rather than dominating or overpowering.

The current interior layout, much altered over time, will be improved to create a feeling of openness throughout. Original door openings will be reinstated and various partition walls removed to create better flow and larger rooms.

The entire second floor of the building will be a dedicated master bedroom suite over 2,000 square feet in size and comprising separate his and hers dressing rooms with bespoke joinery and cabinetry, as well as twin bathroom facilities.

Three further bedroom suites will be found on the third floor of the house, with the remainder of the guest suites being in the mews house, which will be accessed through the large library at ground floor level.

The lower ground floor of the house will have both family and catering kitchens, as well as extensive staff accommodation. A substantial family room will lead onto the fully landscaped courtyard garden (found at ground floor level from the mews house). Security and secretarial rooms as well as a 3 car garage will be on the ground floor of 39 Clarges Mews.

The newly constructed basement level will house a sumptuous spa, gym and swimming pool complex with massage, steam and sauna facilities. There will also be a luxurious cinema room with a bar and a separate 'wine room'.

It is expected that at almost 22,000 square feet, the house will be one of the finest and largest in Mayfair.

SCHEDULE OF ACCOMMODATION

39 CHARLES STREET

Basement

Wine Room
Cinema
Gym
Swimming Pool
Spa Facilities

Lower Ground Floor

Laundry and Staff Room
Catering Kitchen
Family Kitchen
Family Room
Courtyard Garden

Ground Floor

Entrance Hall
Reception Room
Formal Dining Room
Butlers Kitchen
Cloakroom
Library

First Floor

Drawing Room
Sitting Room
Morning Room

Second Floor

Master Bedroom Suite with his and her Dressing Rooms and Bathrooms

Third Floor

Three Bedroom Suites

39 CLARGES MEWS

Lower Ground Floor

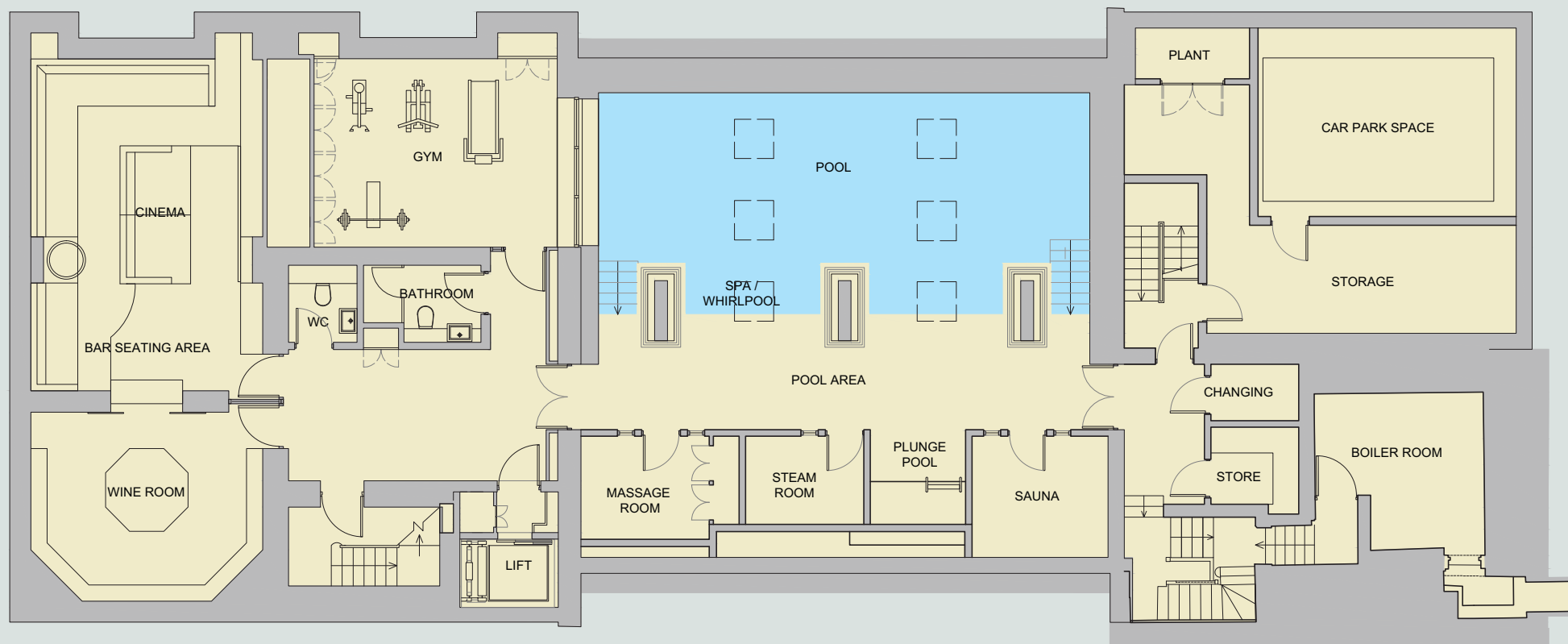
Garage Parking for Three Cars
Security Room
Secretary's Office

Ground Floor

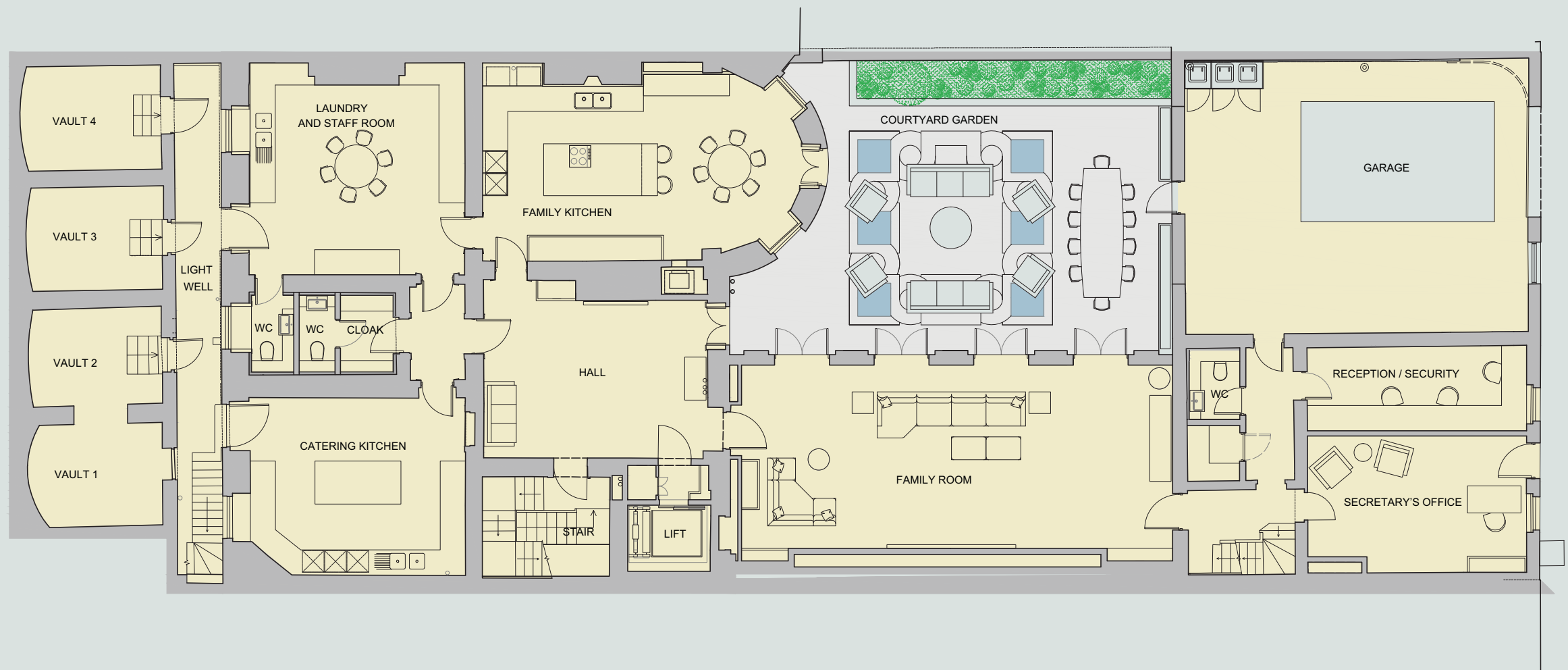
2 Bedroom Suites
2 Further Single Bedrooms
Shower Room

First Floor

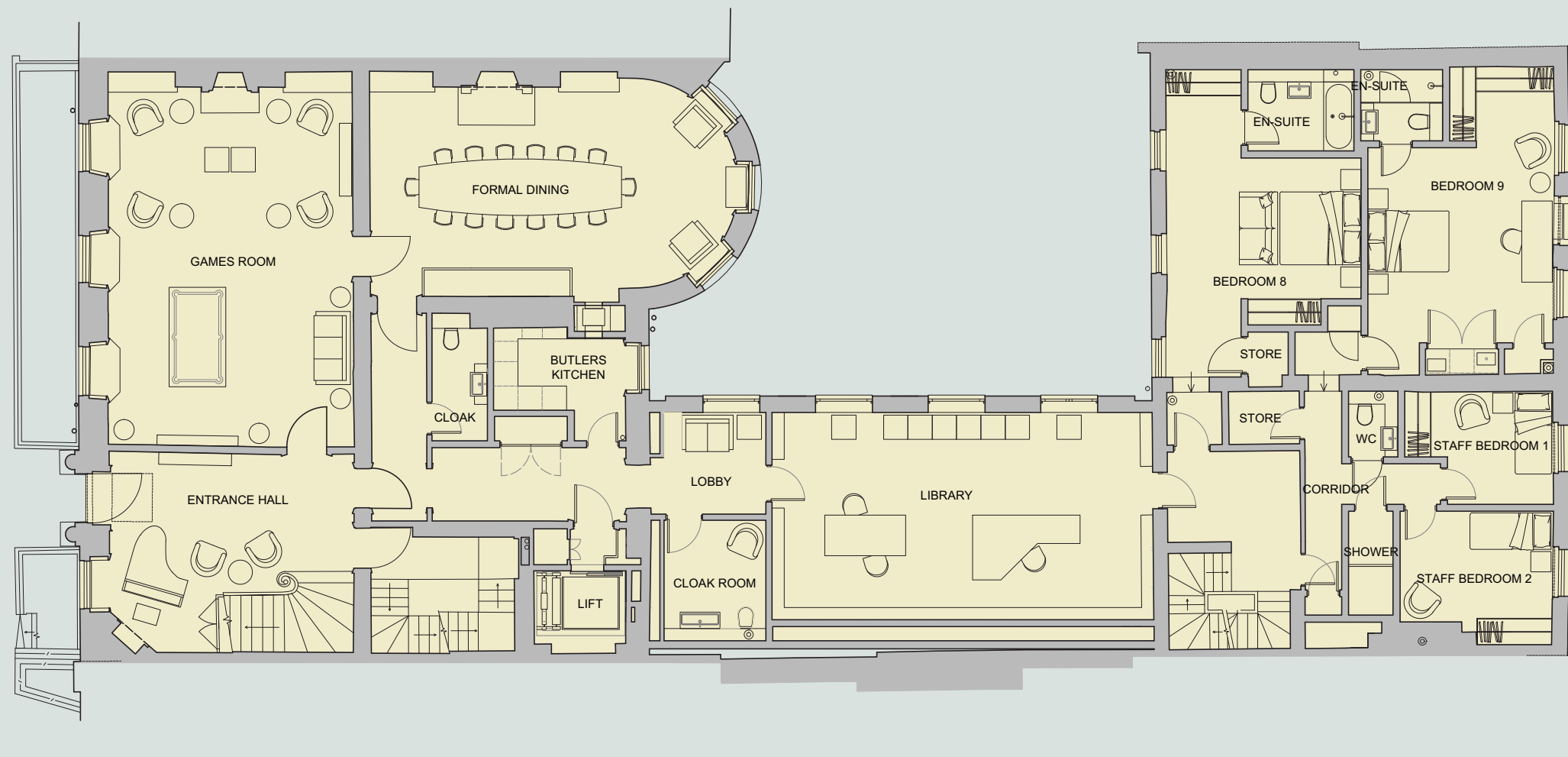
Three Bedroom Suites



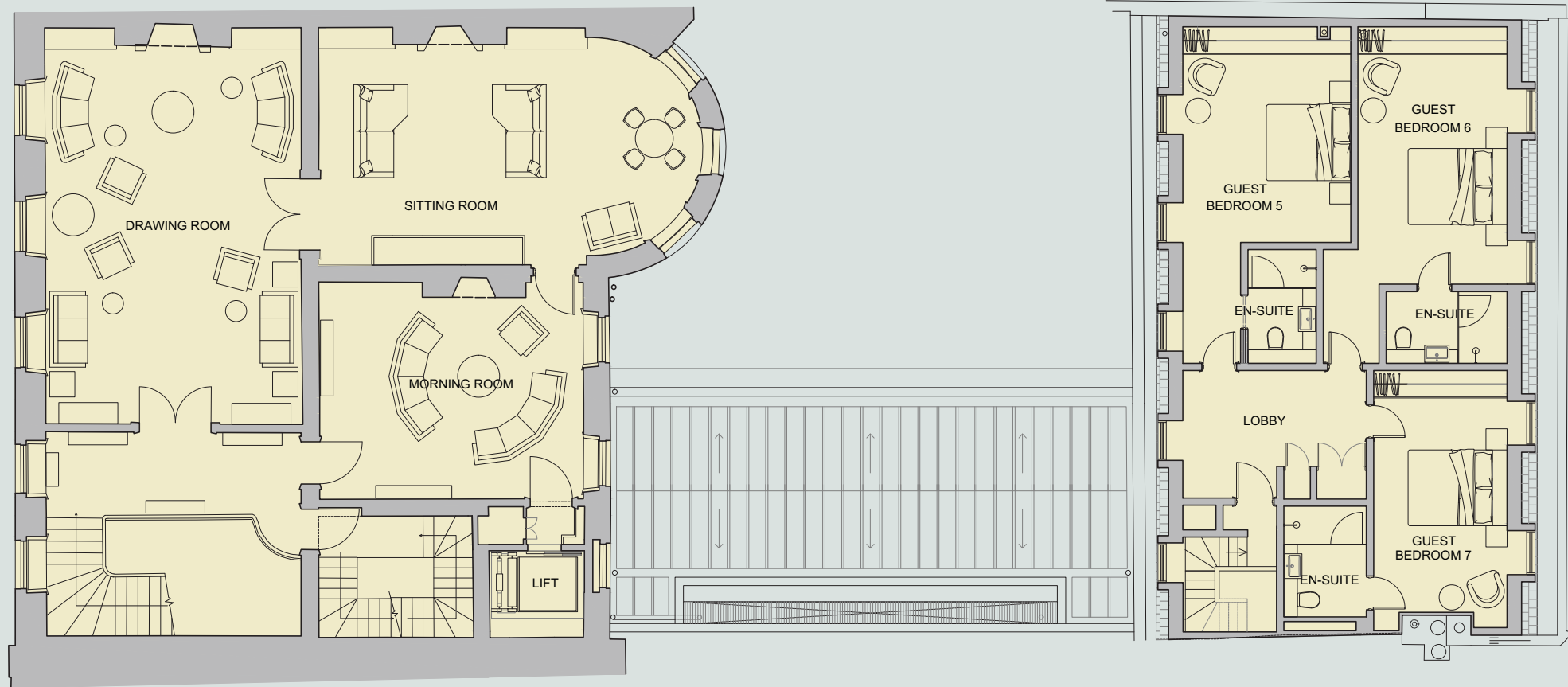
PROPOSED - UPPER BASEMENT



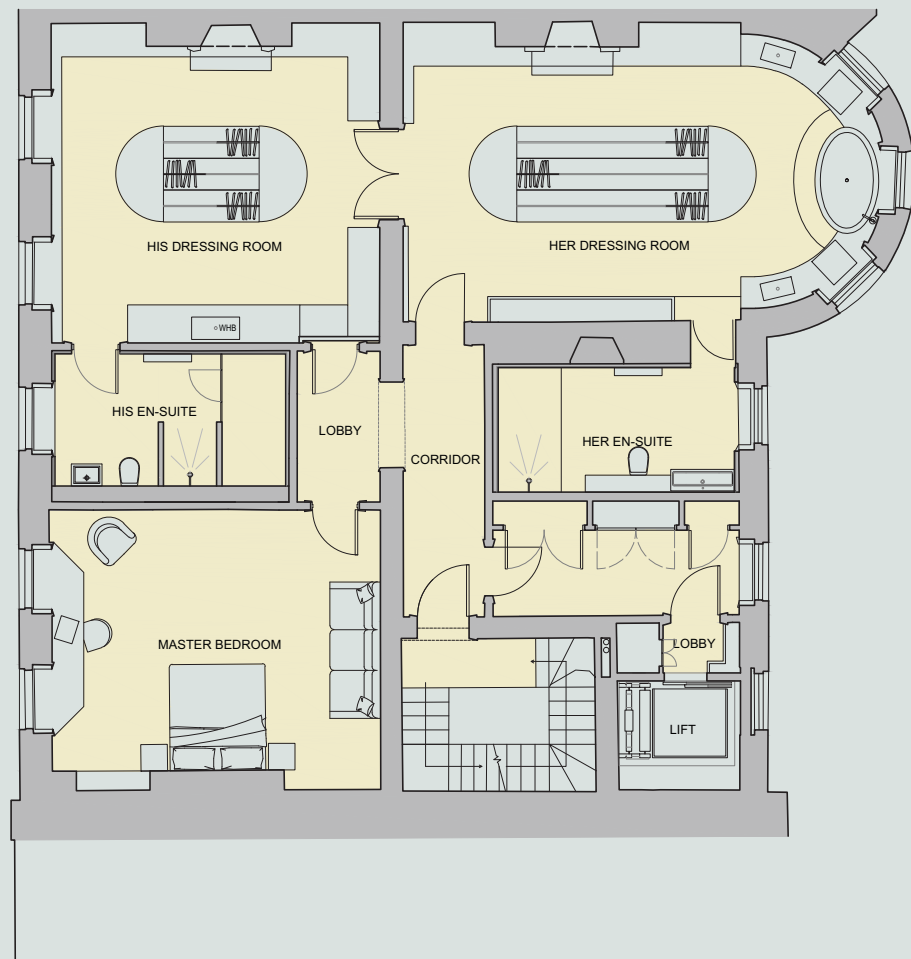
PROPOSED - LOWER GROUND FLOOR



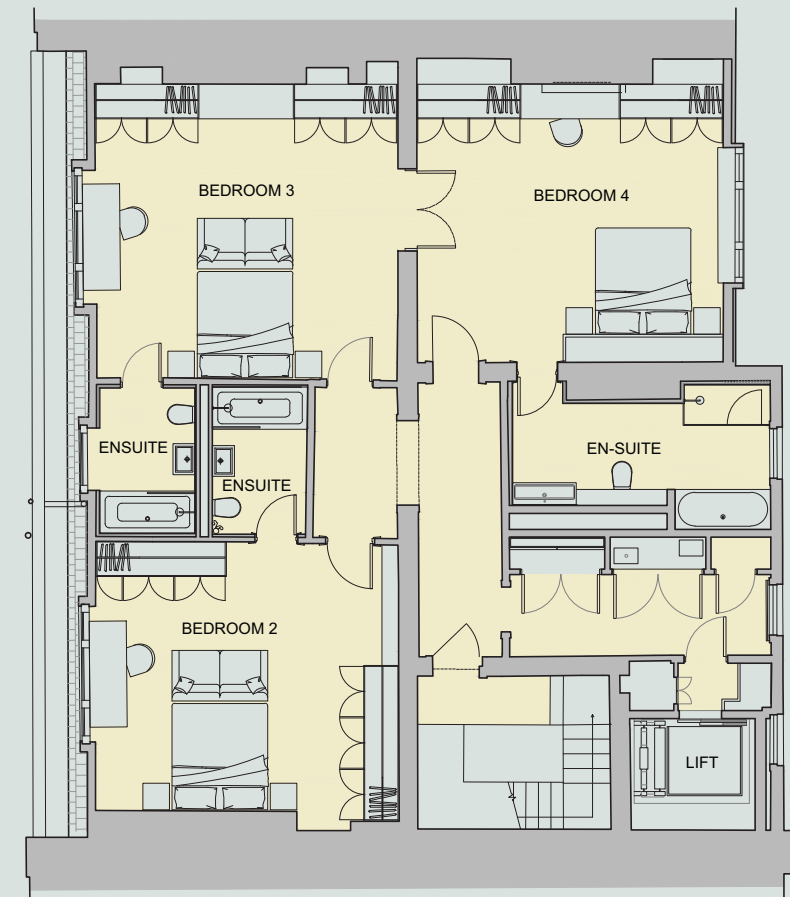
PROPOSED - UPPER GROUND FLOOR



PROPOSED - FIRST FLOOR



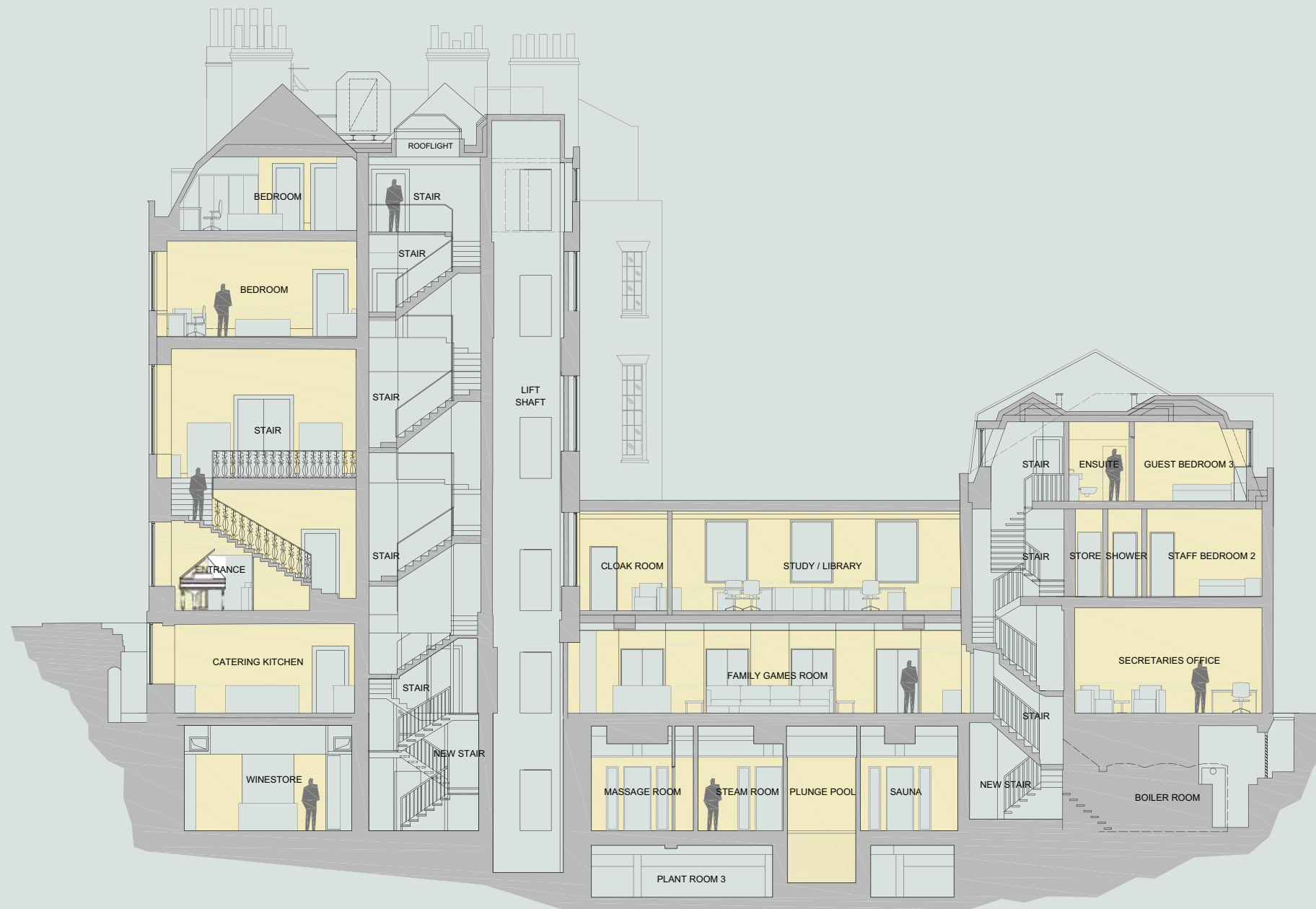
PROPOSED - SECOND FLOOR



PROPOSED - THIRD FLOOR

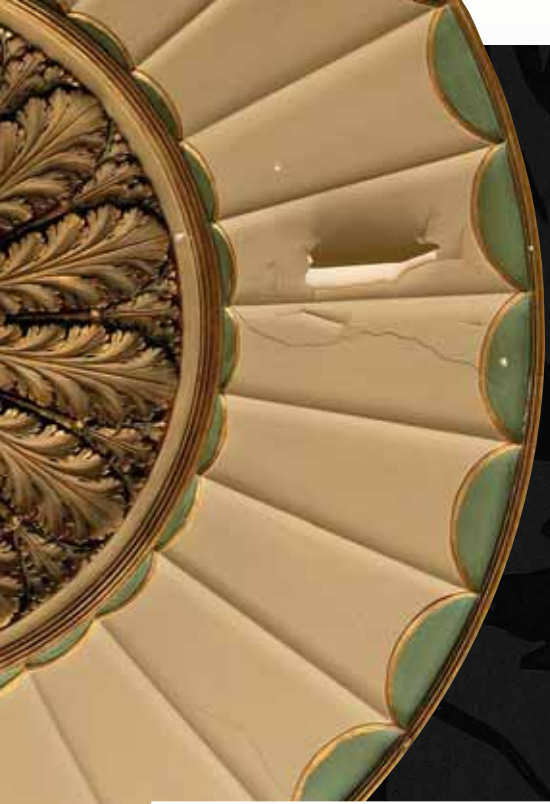


PROPOSED - SECTION



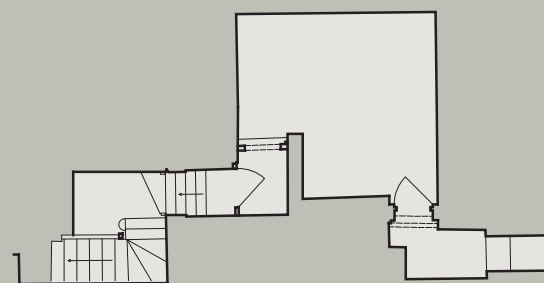
PROPOSED - SECTION





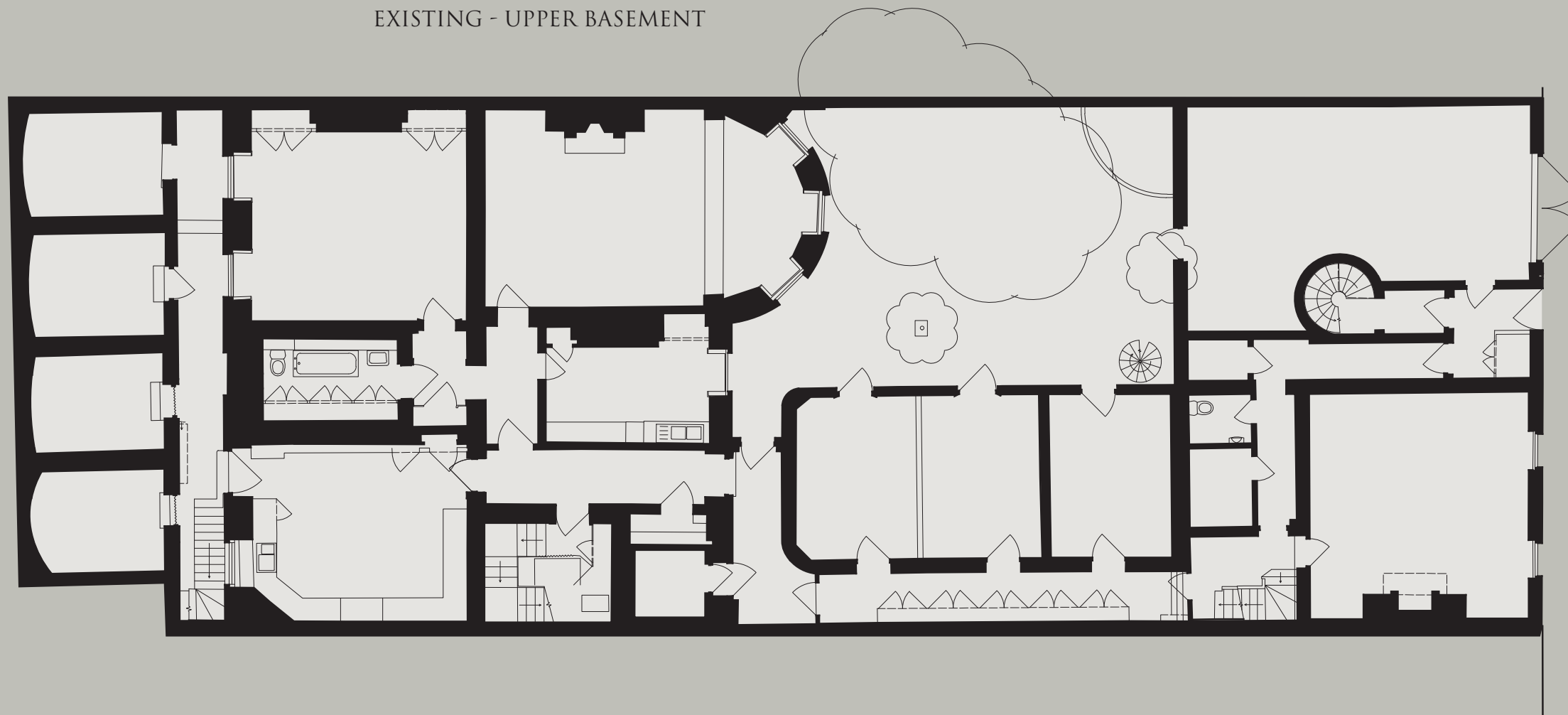
Existing

Over the years the house has fallen into considerable disrepair but thankfully many of the original features within the building such as the ornate cornicing, 18th century silk wallpaper and staircase have remained intact. The proposed development will sympathetically restore the house to a standard and quality befitting such an important residence.

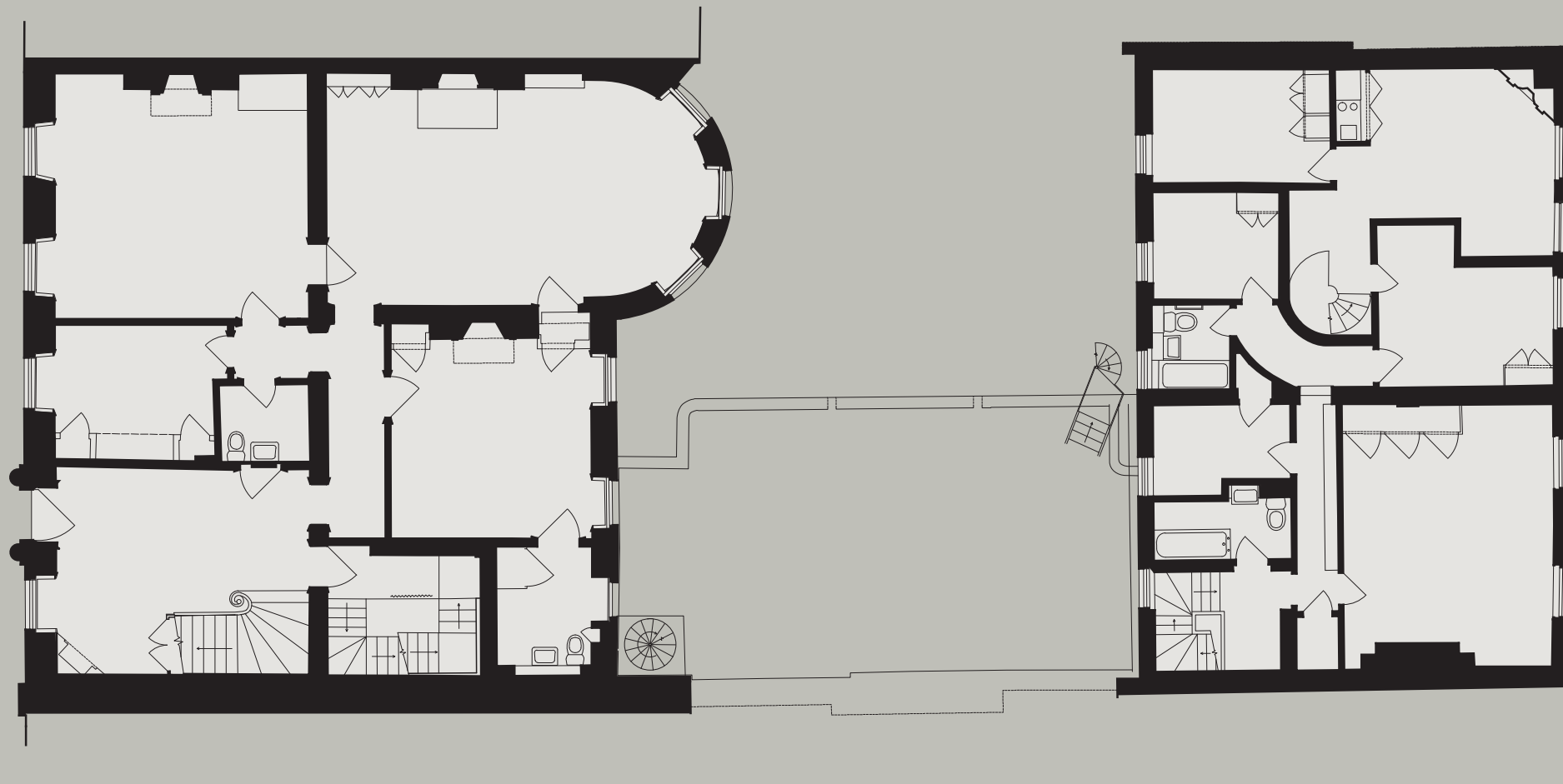


EXISTING - UPPER BASEMENT

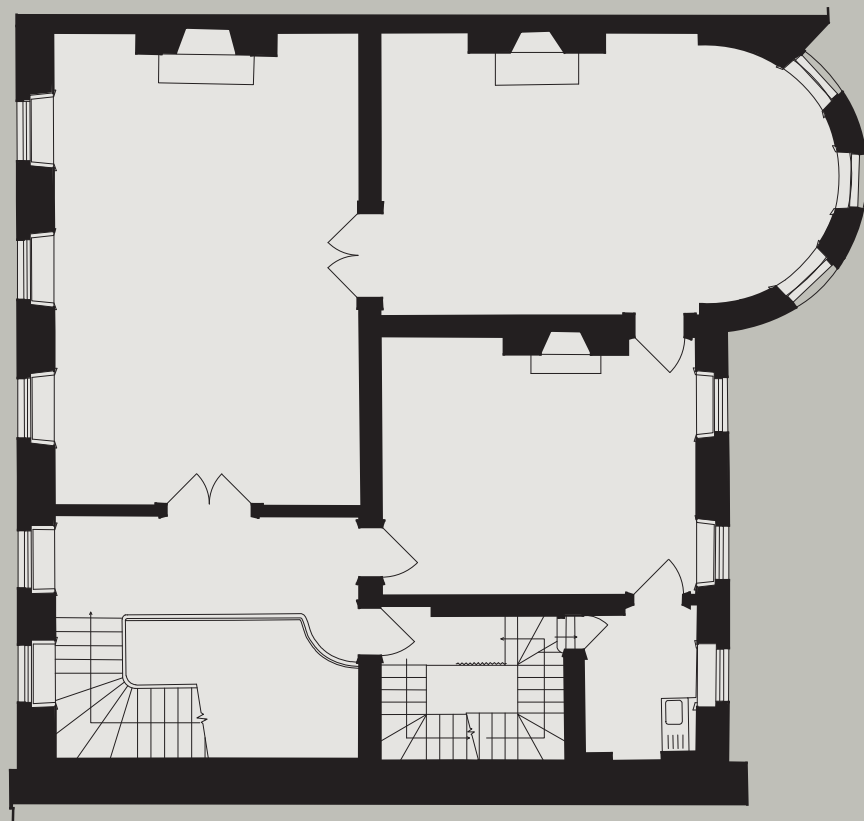
Approximate Gross Internal Area
14,788 square feet (1,373 Square Metres)



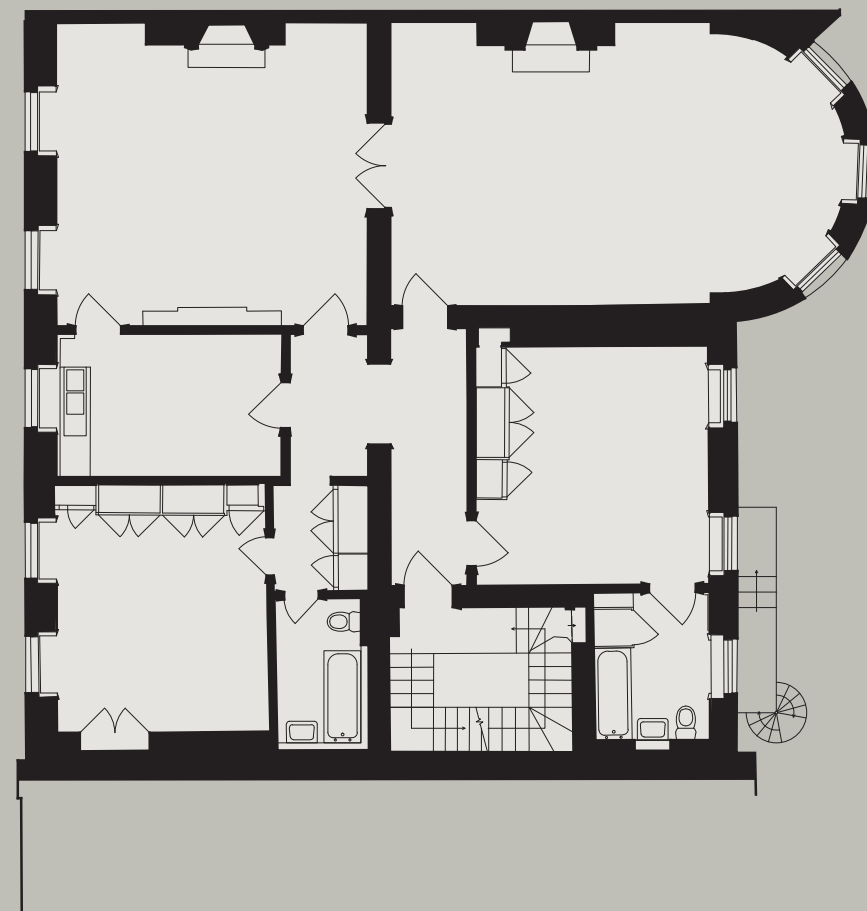
EXISTING - LOWER GROUND FLOOR



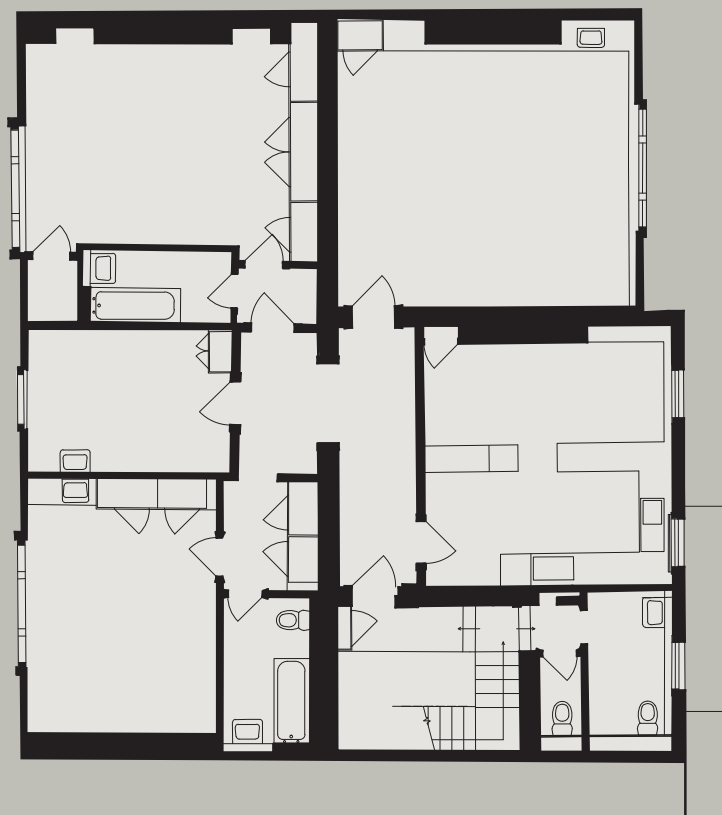
EXISTING - UPPER GROUND FLOOR



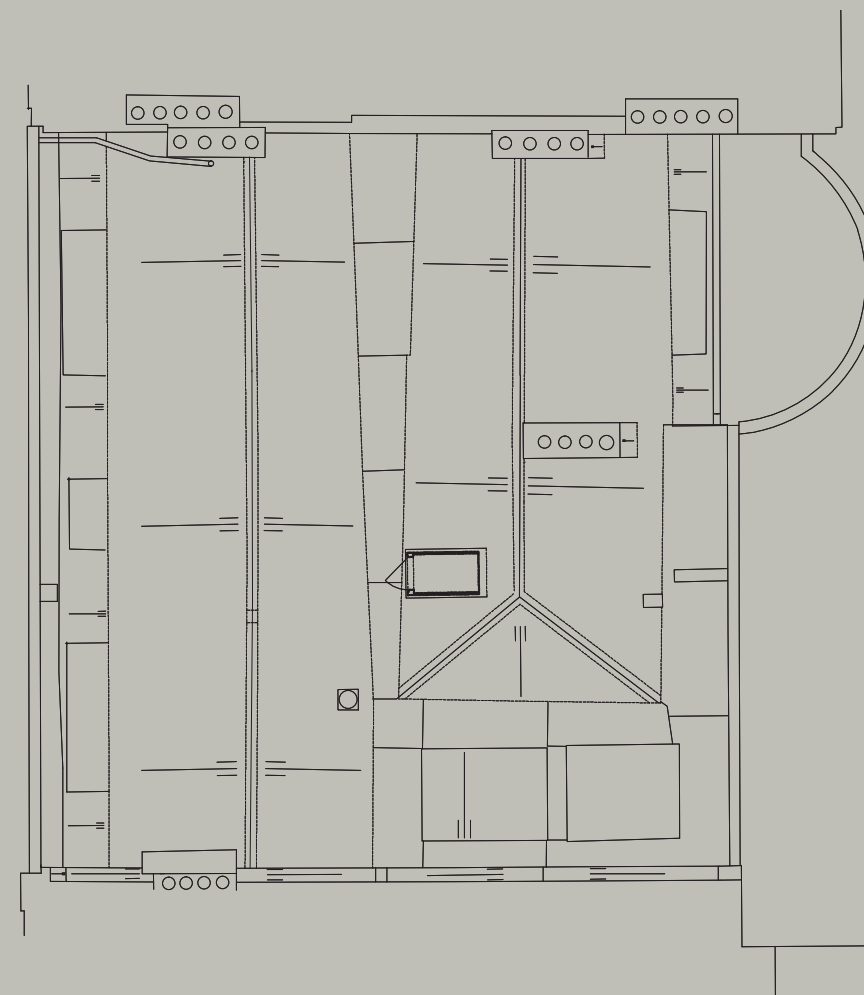
EXISTING - FIRST FLOOR



EXISTING - SECOND FLOOR



EXISTING - THIRD FLOOR



EXISTING - ROOF



TERMS

FREEHOLD

PRICE ON APPLICATION

Joint Sole Agents



102 Mount Street, London W1K 2TH

T: 020 7529 5566

wetherell.co.uk



Wetherell and Beauchamp Estates have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell and Beauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Energy Efficiency Rating: Band E. July 2013.

