
6-7 Grosvenor Place, London SW1X 7SH

External Lighting

Design & Heritage Statement

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Contents

1.0	Introduction	3
	Overview	4
2.0	Relative Significance	5
	Criteria for Assessing Significance	5
	Relevant Legislation and Policy	5
	Significance	8
3.0	Need for Development	9
4.0	Scope of Proposed Development	9
	Proposals	9
	Description of Proposed Works	10
5.0	Assessment of Proposed Works	11
	Heritage Setting	11
	Local Amenity	12
	Intervention with Listed Fabric	13
6.0	Conclusion	14
	Appendix A: Listing Description	15
	Appendix B: Significance Plans	16
	Appendix C: Additional Historic Information	20
	Appendix D: Information on Fixings	26

1.0 Introduction

- 1.1 This Design & Heritage Statement has been compiled to submit details pursuant to the discharge of Condition 16 for the installation of external lighting for 6-7 Grosvenor Place. Applications were previously submitted (refs. 20/05960/ADFULL and 20/05982/ADLBC) to approve details of external lighting and CCTV cameras to discharge Condition 16. Comments received from WCC during the determination period prompted the removal of the external lighting proposals from these applications, and the lighting scheme has since been amended to reflect the changes requested by the WCC Conservation team.
- 1.2 The approval of details is sought in relation to both the full planning permission 19/01872/FULL (subsequently 19/05426/NMA) and listed building consent 19/01873/LBC (subsequently 19/05385/LBC) to the Grade II Listed, Nos 6-7 Grosvenor Place, London, SY1X 7SH, which consented the following works:

“Alterations and extensions to the buildings in connection with their use as a private members’ club (sui generis) and a cafe (Class A3), works involve the partial demolition and rebuild of the Halkin Street mews facade, replacement Headfort Place mews facade and new mews roof mansard, erection of a single storey extension to the rear of the main building at the second floor level, the installation of external terraces at third and fifth floors, roof plant enclosures, openings to light well elevations, new metal railing behind lowered parapet and to the new terrace over the new extension, alteration of vaults and associated works.”

- 1.3 This Design & Heritage Statement should be read in conjunction with the information approved under the aforementioned full planning permission and listed building consents.



Figure 1.1 – View of façade from Grosvenor Place

Overview

- 1.4 The existing grade II listed building at 6-7 Grosvenor Place is located at the corner between Grosvenor Place and Halkin Street in Belgravia. It was originally designed by Thomas Cundy III in 1867-9 as part of the French Renaissance styled development of Nos. 6-14 Grosvenor Place to provide a terrace of prestigious terraced residences.
- 1.5 The building is located within the Grosvenor Estate, and is in close proximity to the Belgravia Conservation Area and the Royal Parks Conservation Area. Originally built as two separate grand townhouses in the French Renaissance style, the two buildings were combined into a single property, including the mews building to Pembroke Street (now Headfort Place), by 1919. Used as a private members' club for women only from 1919 to 1954, the building was subsequently converted to office use.
- 1.6 Between 1954 and 1973, the two buildings were heavily adapted and amalgamated into a single property for office use, with significant structural and fabric alterations made to the interiors and rear elevations. All of the original staircases and most of the internal spaces and features have been lost in the process with only a limited number of rooms facing Grosvenor Place and Halkin Street still displaying original proportions, historic fabric and features. The building today has been predominantly vacant for approximately 20 years and its conditions are progressively deteriorating, with fabric and structural restoration now urgently required to avoid further degrading.
- 1.7 The buildings are a direct contemporary of Baron Haussmann's development of central Paris and share the scale and monumentality together with the eclectic architectural styling, evolved from French Renaissance architecture during the reign of Napoleon III. The "French Renaissance" style is emphasized by the high quality ironwork with decorative lead-work and fine copper detailing. It forms part of a number of French style developments in Oxford Street and Grosvenor Place.
- 1.8 The exterior of the building remains largely intact and little altered on the two principal elevations, however it has endured a number of insensitive refurbishments culminating in that of the 1970's, which involved the demolition of the Mews block and the rebuilding of the rear facades to No. 6 and No. 7. This has resulted in a major loss of significance, notably to the damaged interior with widespread loss of evidential and aesthetic value. The original Halkin Street elevation of the mews block, neighbouring the Headfort Place Arch survives, but owing to its poor condition is to be dismantled and reinstated. (Please refer to 19/01872/FULL & 19/05385/LBC for approved details).

2.0 Relative Significance

Criteria for Assessing Significance

- 2.1 In heritage terms, significance is defined as “the value of a heritage asset to this and future generations because of its heritage interest”¹ and as “the sum of cultural and natural heritage values of a place”². Therefore, significance encompasses not just the physical fabric, but also the setting, contents, use, history, tradition and heritage context of a place. Consequently, cultural significance is unique to each place and the relative significance can vary from element to element and building to building. The assessment of significance is based on the characteristic of heritage values as expressed by Historic England in Conservation Principles (2008), which defines value as “an aspect of worth or importance...attached by people to qualities of place”³.
- 2.2 Historic England’s Conservation Principles separates heritage values into four categories:
- **Evidential:** The potential of a place to yield evidence about past human activity.
 - **Historical:** The ways in which past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.
 - **Aesthetic:** The ways in which people draw sensory and intellectual stimulation from a place.
 - **Communal:** The meanings of a place for the people who relate to it.
- 2.3 Significance has been assessed using a scale of ratings ranging from high to intrusive significance value. The definitions of these levels are provided below:
- **High:** A theme, feature, building or space which is important at national or international level, with high cultural value and important contribution towards the character and appearance of the building and its setting.
 - **Medium:** Themes, features, buildings or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the building and its setting.
 - **Low:** Themes, features, buildings or spaces which are usually of local value only but possibly of regional significance for group or their value. Minor cultural importance and contribution to the character or appearance of the building and its setting.
 - **Neutral:** These themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of the building and its setting.
 - **Intrusive:** Themes, features, buildings or spaces which detract from the values of the building, their setting, character and appearance. Efforts should be made to remove or enhance these features.
- 2.4 For the intervention required, the existing heritage significance value is identified and the impact assessed. Where aspects which are considered to have intrusive significance value are removed, this is considered beneficial in heritage terms.

Relevant Legislation and Planning Policy

- 2.5 Relevant legislation and planning policy for heritage conservation is present at national, regional and local levels as outlined below.

¹ **The National Planning Policy Framework**, (2019)

² **English Heritage 2008** Conservation Principles Policies and Guidance for the sustainable management of the Historic Environment

³ **Historic England 2019** Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

Legislation

Planning (Listed Buildings and Conservation Areas) Act (1990)

- 2.6 Listed Buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by Listed Building Consent, which is required by local planning authorities when change is proposed. Conservation Areas are also protected under Section 69 of the same act.

National

National Planning Policy Framework (February 2019)

- 2.7 The National Planning Policy Framework (NPPF), introduced in March 2012 and revised in February 2019, sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It outlines the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.
- 2.8 Section 16 of the NPPF seeks to conserve and enhance the historic environment. The policies emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and to inform suitable design proposals for change to significant buildings. They also require that the impact of development proposals which affect heritage assets be assessed.
- 2.9 Of particular relevance is paragraph 194 which specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification. Paragraph 195 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied. Paragraph 196 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Regional

The London Plan (March 2016)

- 2.10 The London Plan: Spatial Development Strategy for London was adopted in 2011 and updated in March 2016. Policy 7.8 Heritage Assets and Archaeology seeks to identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate.

Local

Westminster City Plan (November 2016)

- 2.11 Policy S25 (Heritage) of the Westminster City Plan recognises Westminster's wider historic environment and requires historic buildings to be upgraded sensitively.
- 2.12 Policy S29 (Health, Safety and Wellbeing) states that WCC will resist proposals that result in an unacceptable material loss of residential amenity.

Unitary Development Plan (January 2007)

- 2.13 Part B of Policy DES 7 (Townscape Management) seeks to ensure that the installation of floodlighting fittings and associated cabling and equipment shall be done in a visually discreet manner, having regard to the character of buildings and land on or within which it is to be located. The policy also requires lighting to be designed to prevent or minimise light pollution or trespass and may be restricted as to maximum hours of operation or levels of illumination, especially in residential areas. Supporting text for

the policy states that WCC “recognise that floodlighting buildings, if carried out sensitively, can greatly enhance their appearance at night, and contribute to the attractiveness and vitality of Westminster as a centre of tourism.”

- 2.14 Policy DES 10 (Listed Buildings) seeks to protect and enhance listed buildings and requires planning applications to demonstrate that any interventions will serve to preserve, restore or complement the building’s features of special architectural or historic interest.

Westminster City Council – Lighting Up the City (SPG)

- 2.15 This Supplementary Planning Guidance (SPG) covers aesthetic, technical and amenity issues concerning exterior lighting. The guidance provides the following twelve principles of good exterior lighting:

- Only illuminate buildings of architectural interest.
- Lighting should not be used where it may intrude upon residential properties.
- Lighting units should be discreet and should not compromise the architectural integrity of the building.
- Schemes should accord with the special architectural features of the building.
- Lighting should take account of nearby schemes and have regard to the total lighting effect in the area.
- Installations should not damage listed buildings.
- Schemes should minimise light pollution and maximise energy efficiency.
- The quality and strength of the light should take account of the nature of the building materials to be illuminated.
- Professional advice should be sought from lighting consultants and planners.
- Management and maintenance programmes should be devised to ensure consistent and continued lighting display.
- Schemes should be an integral part of new developments.
- Planning and listed building consents should be sought where necessary.

Significance

- 2.16 The Grosvenor Place & the Halkin Street façade of the principal building remain virtually unaltered and are consequently composed almost entirely of original fabric. The building facades consequently have high aesthetic value as both an example of mid-period Victorian Architecture and as part of a wider historic group setting that defines a historical street environment.
- 2.17 The two principal building façades have a high associative historical value on account of previous occupants and the previous use of the building as the first women’s club in London.
- 2.18 Owing to the widespread loss of internal fabric through a series of refurbishments the building has low evidential value, which is indicated in the significance plans provided. Nonetheless the facades are highly articulated and combine the work of a large number of different craft trades combined with developments in building technology. As such the building facades have evidential value, whereas the building as a whole has endured a fundamental loss of evidential significance.
- 2.19 The communal value is associated with the Forum Club, where the building became a semi-public space through the operation of the club and is associated with members of the Suffragette Movement. It is essentially a privately operated building with medium communal value on account of its use as a club, which is to be reinstated by the current consented proposals.

Significance Value: **Medium**



Figure 3.1 Aerial View showing rear of terrace to Headfort Place.

3.0 Need for Development

- 3.1 The proposals seek to install external lighting and associated service runs to the elevations of 6-7 Grosvenor Place. The proposed external lighting is necessary for both function and safety purposes, whilst properly and sympathetically highlighting the architectural character and significance of the grade II listed building.

4.0 Scope of Proposed Works

Proposals

External Lighting Proposals

- 4.1 The following mandatory, legislative and regulatory requirements, British Standards, Codes of Practice and Best Practice professional guidance publications have formed the parameters of the exterior lighting installation:
- BS 12464-2: 2014 - Light and Lighting - Lighting of Work Places: Outdoor Work Places
 - ILP Guidance Notes for the Reduction of Obtrusive Light GN01:2011
 - LG6 The Outdoor Environment, CIBSE 1992
 - Code for Lighting, CIBSE 2012 Illuminance and Environment
- 4.2 The lighting scheme has been designed to highlight specific architectural elements, by applying layers of light to create visual hierarchy. This approach will enhance the stylistic and historic nature of 6-7 Grosvenor Place in a subtle way. The intention is to apply contemporary technology in a sympathetic way to create a more pleasurable experience for both members of the club and the general public. The lighting scheme has been amended to address WCC Conservation comments received on 8th October 2020.
- 4.3 The proposed facade lighting comprises a subtle and selective scheme which focuses on highlighting selected window reveals with a soft narrow beam on the central band of windows only. The 'crown condition' is highlighted with subtle uplighting at roof level which mirrors the uplighting to the Peninsula façades at level five. The base architectural condition is highlighted at ground level whilst the primary artistic elements of the façade are subtly accentuated. This is predominantly achieved by using the up-lighting technique, while taking special care to employ maximum light beam control and to avoid any obtrusive spill light. The proposed lit effect is illustrated in night-time visualisation "P2008316_Project Phoenix_facade nighttime visualisation_R02". By including more subtle façade illumination, this mediates between the bright Peninsula Hotel and the rest of the terrace.
- 4.4 Additionally, a lantern will be suspended in each entrance thus bolstering the threshold lighting levels to create visual interest on approach to the property. The design introduces a number of smaller luminaires, concealing fixtures where possible or 'blending' the new additions within the building's fabric, reducing visibility during the daylight hours and consolidating fixture mounting to reduce visual clutter. For more detail on proposed light fittings, please refer to luminaire schedule "PHNX-BDP-ZZ-ZZ-SH-YL-70-80-0001".
- 4.5 Within the Basement level light well, 11 No. linear luminaires will be surface mounted to the Vaults elevation, to illuminate the base of the façade and visually give the building a sense of weightlessness. The desired effect is that of a light gradient emerging from underneath the street level. Adjustable mounting brackets will allow for the light fittings to be tilted and locked in preferred position, so that the lit effect is as homogeneous as possible, gradually fading out towards the ground floor. The lighting will not

illuminate the façade above the ground floor level and will be lower brightness, so as to reduce the intensity of the lighting proposals previously submitted. Furthermore, the implementation of an intelligent lighting control system, allows the user to further reduce the light output easily without the requirement for any architectural amendments. For more details on proposed mounting locations, please refer to plan drawings “PHNX-BDP-ZZ-LG-DR-YL-70-80-3001” and “PHNX-BDP-ZZ-LG-DR-YL-70-80-3002”, as well as elevation “PHNX-BDP-ZZ-XX-DR-YL-70-80-2003”.

- 4.6 Main entrances are highlighted by miniature spotlights accentuating the decorative moulding above the steps. 12 No. spotlights will be mounted just above a decorative corning element, thus partially concealed by the architectural detail, to illuminate the floral decorations and visually frame the entrance. Spotlights are adjustable and can be focused exactly to the decorations, avoiding light spill. For proposed locations, refer to plan drawing “PHNX-BDP-ZZ-00-DR-YL-70-80-3001” and elevation drawings “PHNX-BDP-ZZ-XX-DR-YL-70-80-2001”, “PHNX-BDP-ZZ-XX-DR-YL-70-80-2002”.
- 4.7 Additionally, a lantern will be suspended in each entrance thus bolstering the threshold light levels to create visual interest on approach to the property.
- 4.8 A number of uplights are proposed to frame the bay windows. These windows are very prominent during daytime, as they are surrounded by beautiful decorative columns. To maintain this visual hierarchy at night, the columns are chosen as elements to celebrate through light. Single, discreet uplights pick up selected window reveals with a soft narrow beam on the central band of windows only. As indicated in elevation drawings PHNX-BDP-ZZ-XX-DR-YL-70-80-2001 and PHNX-BDP-ZZ-XX-DR-YL-70-80-2002, there are 14 No. up-lights on Grosvenor Place façade and 14 No. on Halkin Street façade, highlighting feature windows.
- 4.9 In addition to this, the same family of miniature spotlights will be used to highlight sculptures on the roof, as these are equally eye-catching during daytime, and present a lovely opportunity to increase the quality of long views to the building at night time and visually add an element of lightness to the structure. 6No. as shown in plan drawing PHNX-BDP-ZZ-05-DR-YL-70-80-3001.
- 4.10 A short run of thin LED tape will be positioned at the base of the roof pediment, completing the building crown accent lighting, as shown in Grosvenor Place elevation drawing PHNX-BDP-ZZ-XX-DR-YL-70-80-2001.
- 4.11 An intelligent lighting control system is incorporated into the proposals that will allow for the façade lighting to be switched off in line with the Local Authority recommended curfew times.
- 4.12 The lighting proposals have been reviewed against the lighting scheme at the Peninsula Hotel opposite to ensure that lux levels are not higher than those provided at the Peninsula, and to compare impact on residential properties. At the Peninsula, uplighting is proposed to the upper part of the Halkin Street façade of the development, immediately outside residential windows. In terms of brightness, the lighting levels provided here far outweigh any contribution from 6-7 Grosvenor Place lighting. Lighting to 6-7 Grosvenor Place is focussed on the façade to illuminate the surface, and will not create illumination spill on to or near to the residents of Halkin Street.

Description of Works

- 4.13 The external lighting units require 39 fixings on Grosvenor Place with one additional tape lighting unit of 4m in length with approximately 10 fixings, 39 fixings on Halkin Street and 18 fixings at vault level. There are 3 types of proposed fixings; Masonry Screw Bolts and Masonry Grade Rawl Plug Screw Fittings,

which have both been selected in preference to expanding bolts on the basis that they are removable with minimal damage to the masonry (please refer to Appendix D). The tape lighting units are self-adhesive and will be secured to the building within an aluminium channel. The proposed cable service runs involve providing 10mm holes through the façade located behind each Spotlight and at the termination of each run of linear light fittings and led tape (please refer to Appendix D). The installation of fixings involve drilling an 8mm hole through the stone, brick or mortar joints where possible.

5.0 Assessment of Proposed Works

Heritage Setting

External Lighting

- 5.1 Westminster's Lighting Up the City SPG states that it will encourage illumination of only the best and most suitable buildings and monuments. As a grade II listed building, with segments of the facade noted to be of high significance in terms of fabric, 6-7 Grosvenor Place is a fine example of distinctive French Renaissance style architecture from the 19th century. Whilst 6-7 Grosvenor Place is part of the group listing of 6-14 Grosvenor Place, 41 Chapel Street and the Mews Arch to Halkin Street, 6-7 Grosvenor Place also holds individual communal value for its previous use as the premier club in London for women, the Forum Club, with a known association to the British Suffragette Movement. The building, which will accommodate a new private members club, is in close proximity to the new Peninsula Hotel, the Lanesborough Hotel and a number of commercial and entertainment uses on Piccadilly, therefore the prominent corner location of 6-7 Grosvenor Place lends itself well to commanding architectural presence, aided by the use of sensitively designed external lighting.
- 5.2 The SPG states "*exterior lighting should draw attention to the fine architectural characteristics of a building*". It further states that the brightness and contrast are the most critical elements of any lighting scheme, with a requirement for lighting to be consciously developed to take into account the important features and context of the building. In response to the SPG, the proposals properly and sympathetically highlight architectural character and details through the use of up-lighting, which is contained to key features only, including selected window reveals and the crown condition at roof level. The lighting will be focused as such at the basement, ground and roof level in particular, to minimise impact on the sky and residential amenity, as illustrated in the supporting visualisation (P2008316_Project Phoenix_facade night time visualisation_R02). The proposed external lighting is therefore considered appropriate and beneficial in highlighting only the key architectural details of the heritage asset.
- 5.3 The SPG confirms that exterior lighting schemes will only be acceptable where the lighting units and associated wiring are discreet. With this type of character-enhancing external lighting it would be counterproductive to hide the lighting units as it would essentially hide the light. Therefore, as illustrated in the supporting lighting information and drawings, the appearance of the proposed lighting units are small, discreet and black in colour to match the external details on the existing building. To minimise damage, individual fittings will be run in series with short sections of grey external cabling conduit clipped to the building on concealed edges. Cable holes will be positioned at the rear of individual fittings at floor void levels to avoid obtrusive cabling on exposed faces of the façade and so as to avoid visible cabling on the building interior. Overall, the quantity of façade lighting to the North East and North West façades of 6-7 Grosvenor Place has been reduced to create a more subtle scheme requiring less fittings and cabling.
- 5.4 The following steps have been undertaken to retain and enhance the setting of the heritage asset and the character of the surrounding area:

- Where applicable mounting heights have been set at a uniform height to maintain consistency in light levels throughout the design;
- Minimal and attractive light fittings have been used for a pleasing day and night-time aesthetic;
- Low level lighting uses appropriate optics and glare shielding to minimise light source visibility;
- Over-lighting has been avoided by designing to the minimum levels prescribed in the British Standards, Codes of Practice and Best Practice, whilst maintaining safety and carefully selecting the most appropriate lighting equipment, lamp types and features of the building to be highlighted;
- Luminaires have been specified for their photometric performance, with suitable distribution, efficiency and appropriate glare control (louvres, cowls or glare shields) for effective illumination of a particular task or space;
- Lamp selection has been determined by luminous output, longevity, colour appearance, colour stability and colour rendering (Ra>80). Only manufacturers of quality LEDs, produced by well known, industry respected manufacturers, have been specified;
- Hours of lighting operation are adjustable. An intelligent lighting control system that will allow for the façade lighting to be switched off in line with the Local Authority recommended curfew time will be incorporated; and
- The surrounding terrace has been considered as the proposed lighting aligns with that provided at selected buildings in the terrace fronting Grosvenor Place, which have illumination to the entrances. This helps to create a unified language along the terrace at ground floor.

5.5 In addition to the above, the lighting scheme has been amended to reflect the lighting at the Peninsula Hotel opposite. For example, all linear wash lighting has been removed from the first floor upwards, leaving only subtle wash lighting at ground level. This corresponds with the wall lanterns of the Peninsula and the spill light from the entrance to their underground parking facility. Similarly, the single lantern at the entrance of 6-7 Grosvenor Place complements the chandeliers in the northern Peninsula arcade.

5.6 The proposed external lighting scheme is therefore considered appropriate and beneficial in highlighting the architectural character of the heritage asset and its setting. In addition, due to their proposed size and discreet design, the proposed lighting units will be largely screened in views of the building. The proposals therefore comply with the guidance set out in WCC's Lighting Up the City SPG, Westminster's UDP Policies DES 7 (Townscape Management) and DES 10 (Listed Buildings), and Westminster City Plan Policy S25 (Heritage).

Local Amenity

External Lighting

5.7 Light intensity and distribution have been carefully considered in line with the guidance in WCC's Lighting Up the City SPG to ensure that upward light spill is minimised and that light distribution cut-offs from luminaires do not result in severe light trespass into neighbouring properties. Luminaires, lamps, optics and equipment have been specified and located to minimise any unnecessary indirect upward light component in order to reduce light pollution. In addition, light trespass and light spill has been avoided where possible.

5.8 The SPG further states that extensive exterior lighting is generally only desirable in commercial areas where existing levels of artificial light is high and where there are fewer adverse implications for residential amenity. Given the variety of uses in the surrounding area, including hotels, offices, commercial and residential uses, the proposals have been sensitively and appropriately designed with external lighting featured only to the main Grosvenor Place and Halkin Street façade, ensuring that the proposals protect residential amenity for the properties located along Headfort Place and to the west on Halkin Street. Furthermore, the proposed lighting is focussed on the façade to illuminate a surface only,

which will create no illumination spill on to or near to the residents of Halkin Street. Lighting may be switched off during certain times due to the incorporation of an intelligent lighting control system.

- 5.9 Exterior illuminance criteria as set out in *BS 12464-2: 2014 - Light and Lighting - Lighting of Work Places - Part 2: Outdoor Work Places*, are dependent upon the use of the outdoor space and district brightness where the lighting is to be deployed. The district brightness is determined according to criteria set out in ILP publication, *Guidance Notes for the Reduction of Obtrusive Light*, 2011 and requires knowledge of the local area. Environmental Zone E4 has been selected for the Proposed Development, which equates to high district brightness areas, for city centres with high level of night time activity, as the site is located in central London adjacent to a busy road with motorised traffic and existing street illumination.
- 5.10 The following steps have been set to protect local amenity:
- No external lighting proposed to the rear of the property at Headfort Place;
 - Control of all exterior lighting luminaires linked to hours of darkness and time of day, through the use of either, or both, a photocell unit and astronomical time clock; and
 - All luminaires to be switched off at an appropriate time set by WCC, to minimise light spill and reduce sky glow.
- 5.11 Through sensitive design and omission of external lighting from the rear façade on Headfort Place the proposals protect local amenity, and comply with the guidance set out in WCC's Lighting Up the City SPG and Westminster City Plan Policy S29 (Health, Safety and Wellbeing).

Intervention with Historic Fabric

- 5.12 Westminster UDP Policy DES 10 (Listed Buildings), Westminster City Plan Policy S25 (Heritage) and the Lighting Up the City SPG also seek to ensure that any necessary intervention with historic fabric is minimised.
- 5.13 Individual fittings have been selected for minimal size and for light sources to be concealed. All light fittings with the exception of the discrete spotlights are concealed by architectural features, thereby minimising their visual impact. Cabling and duct runs are largely internal, such that visible cabling will not be seen on the façade of the building.
- 5.14 Masonry fixings have been chosen for their high moisture resistance and to be removable; thereby limiting the damage to the masonry and essentially rendering the installation reversible. Fixings can preferably be made through the masonry joints, however generally this will not be possible as the alignment of the fittings cannot always be made to coincide with the alignment of the joints, instead holes will need to be drilled away from the edges of the stone to prevent cracking and thereby limit the impact of fixings. Holes made into brickwork can similarly be prepared on the basis that the work can be remediated through mortar repairs.
- 5.15 Given that the lost fabric amounts to a very small area where the fixings are located, and the fixings have been positioned to avoid damaging decorative elements and the tooled edges of the stones, the resulting harm is very limited. On dismantling the proposed installation; discrete mortar repairs would ensure there would be no resultant loss of aesthetic significance

Impact: **Less than substantial harm**

- 5.16 Given that the proposals will be reversible and require minimal intervention with the listed fabric they are considered to be less than substantial harm. The external lighting aids in enhancing the character of the

heritage asset. As such, the proposals are considered to comply with the guidance set out in WCC's Lighting Up the City SPG, Westminster City Plan Policy S25 (Heritage) and UDP Policy DES 10 (Listed Buildings).

6.0 Conclusion

- 6.1 The installation of the external lighting and associated service runs will result in less than substantial harm to the asset. The scale, design and materials proposed are appropriate to the measures indicated. The works are proportional given the enhancement that the proposed lighting offers the appearance and character of the heritage asset, and protection of residential amenity alongside this. The long term public benefits of the proposals, which aid in the functioning of the approved private members' club, outweigh any potential harm and enhance the character and appearance of the Grade II Listed building. The proposals therefore comply with the NPPF, S25 and S29 of the Westminster City Plan, DES1, DES 7 and DES 10 of Westminster's Unitary Development Plan (adopted January 2007), Lighting Up the City SPG (1994), and 'Repairs and Alterations to Listed Buildings' SPG (adopted April 1996).

Appendix A: Listing Description

TQ 2879 SW TQ 2879 NE 88/37, 89/16 14.1.70

CITY OF WESTMINSTER GROSVENOR PLACE SW1 (west side) Nos 6 to 14 (consec), mews arch to Halkin Street and 41 Chapel Street

(Formerly listed as Nos 6 to 16 (consec) and mews arch to Halkin Street)

II

Grand terraced houses. Circa 1868. Thomas Cundy III. Portland stone. Fish scale slate mansard. "French Renaissance" style. 4 storeys plus attic and basement. Centre and end houses break forward with individual mansard roofs. Each house 3 windows wide. Channelling to ground floor. Projecting Corinthian porches with granite columns. Arched windows to first floor, and continuous cast iron balcony. Other windows square headed, with architraves; plate glass. Some polychrome decoration in pink sandstone, granite and mastic inlay. Rich cornice. Pedimented dormers. Tall elaborate slab chimneys. Area balustrade. Returns to right and left, the former with mews arch. Interiors not inspected.

Listing NGR: TQ2848279586

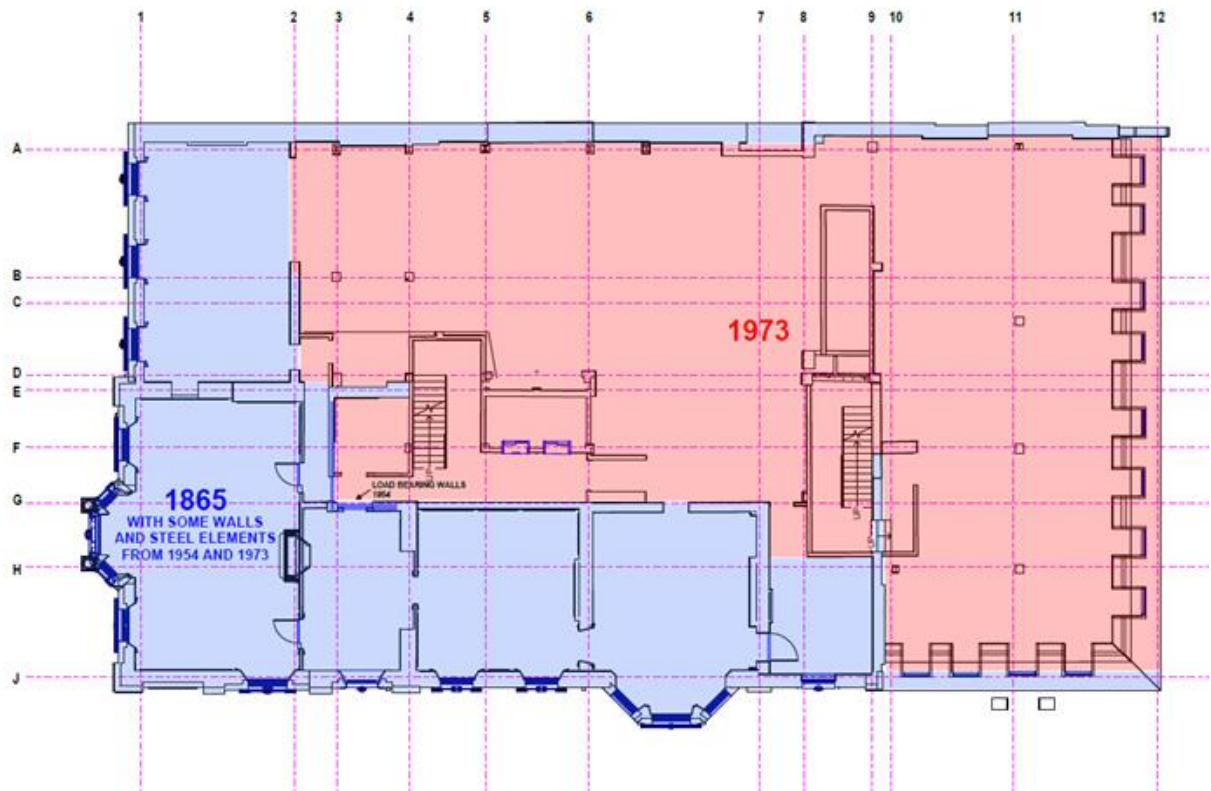


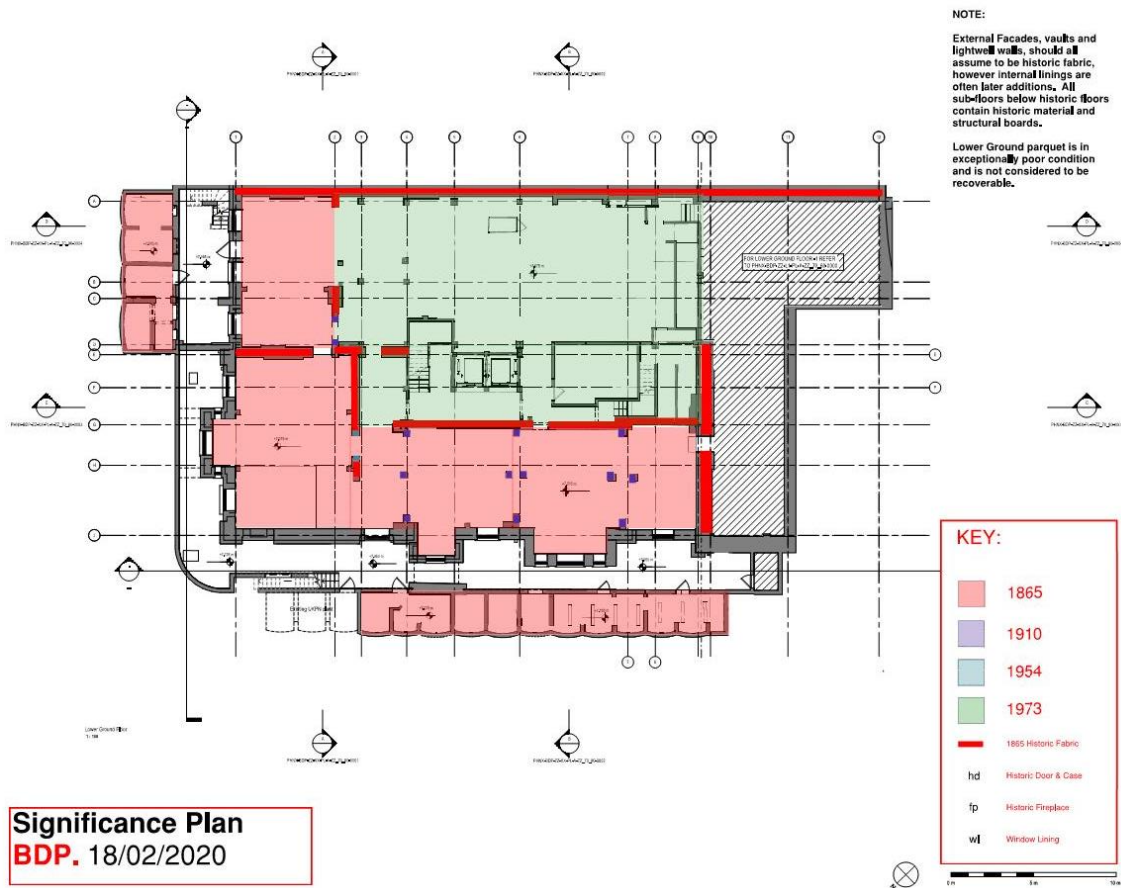
Figure App A. 1 – Extent of Historic Fabric & Modern Interventions

Appendix B: Significance Plans

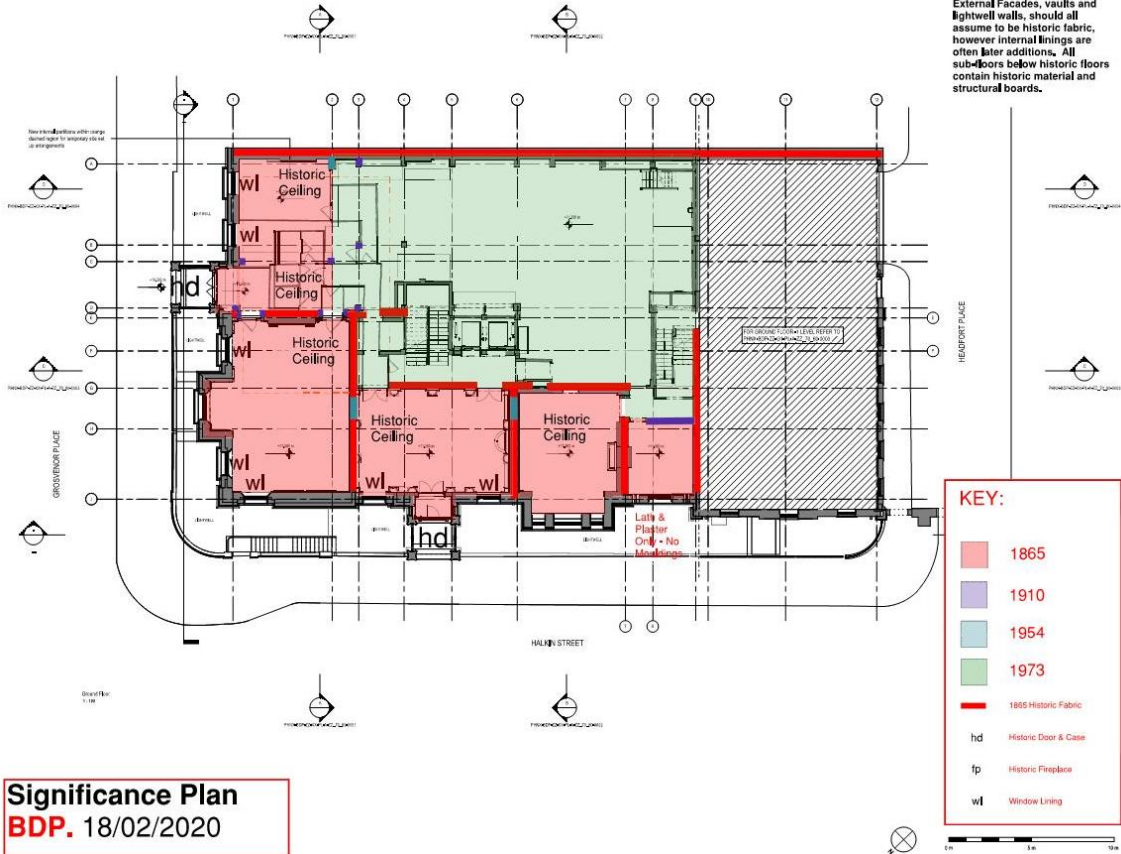
The following plans outline the colour coded significance of existing structural elements, subdivided according to age of construction:

- 1865 – original construction
- 1910 – first stage refurbishment works
- 1954 – second stage of refurbishment works
- 1973 – third stage of refurbishment works

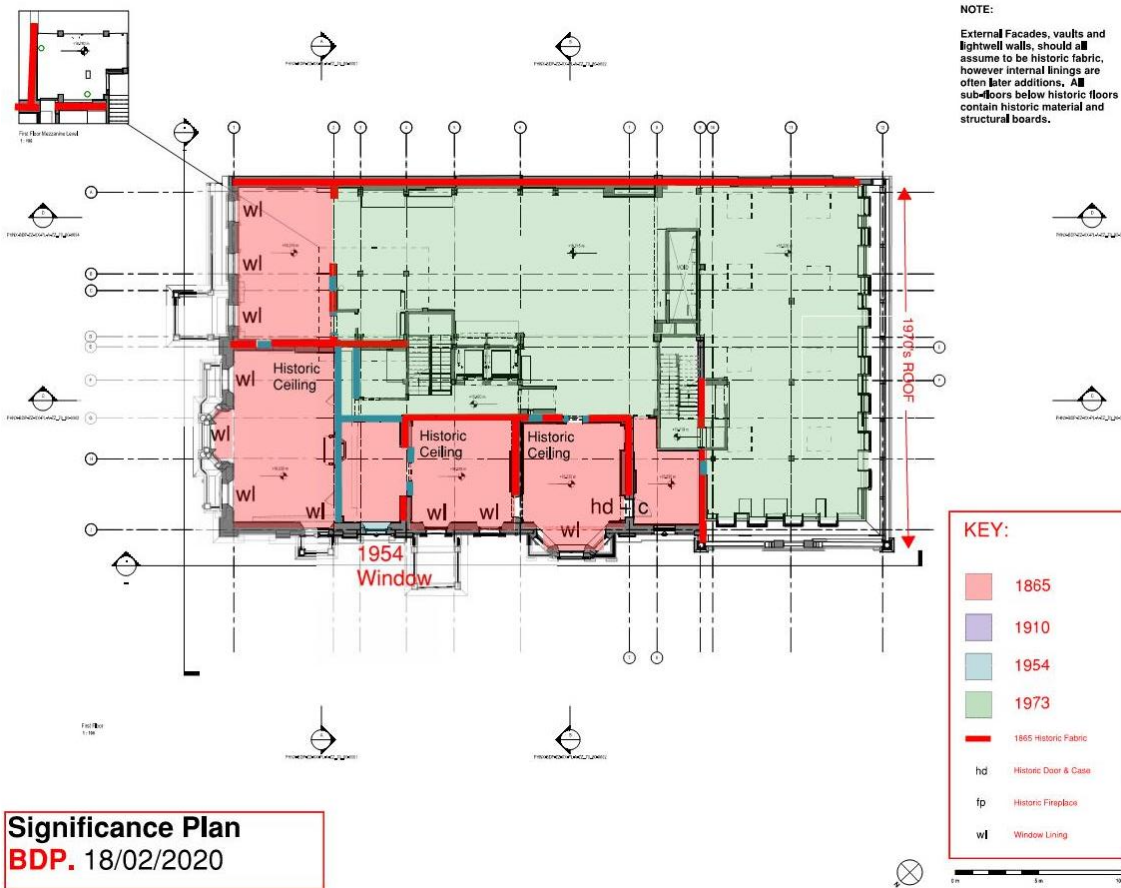
BASEMENT FLOOR PLAN (nts)



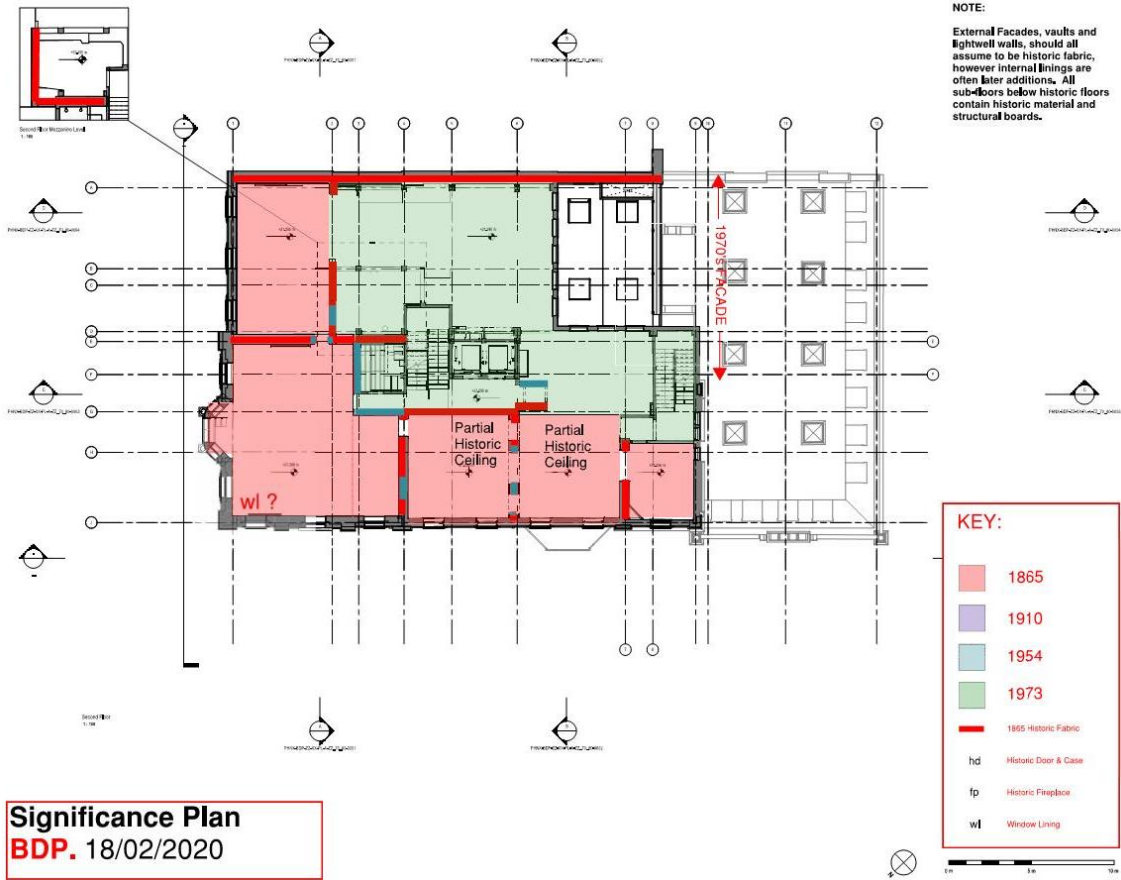
GROUND FLOOR PLAN (nts)



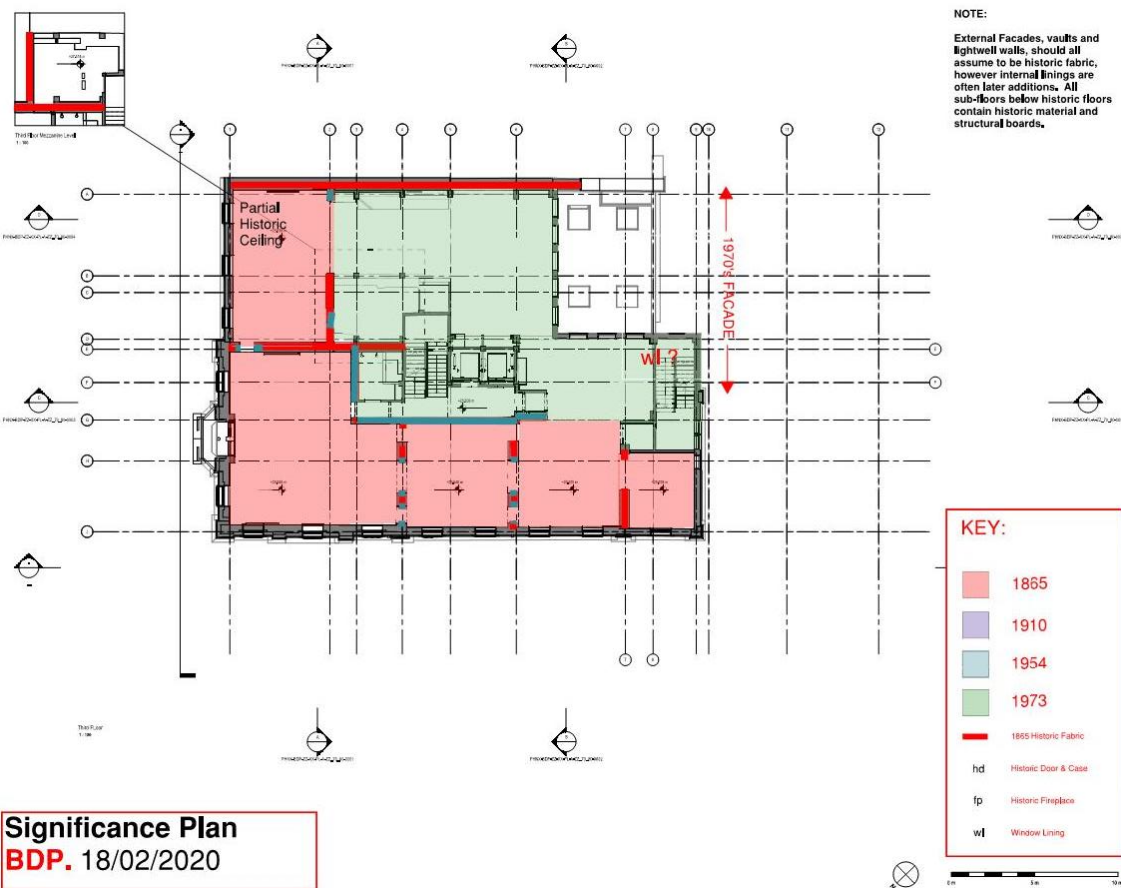
FIRST FLOOR PLAN (nts)



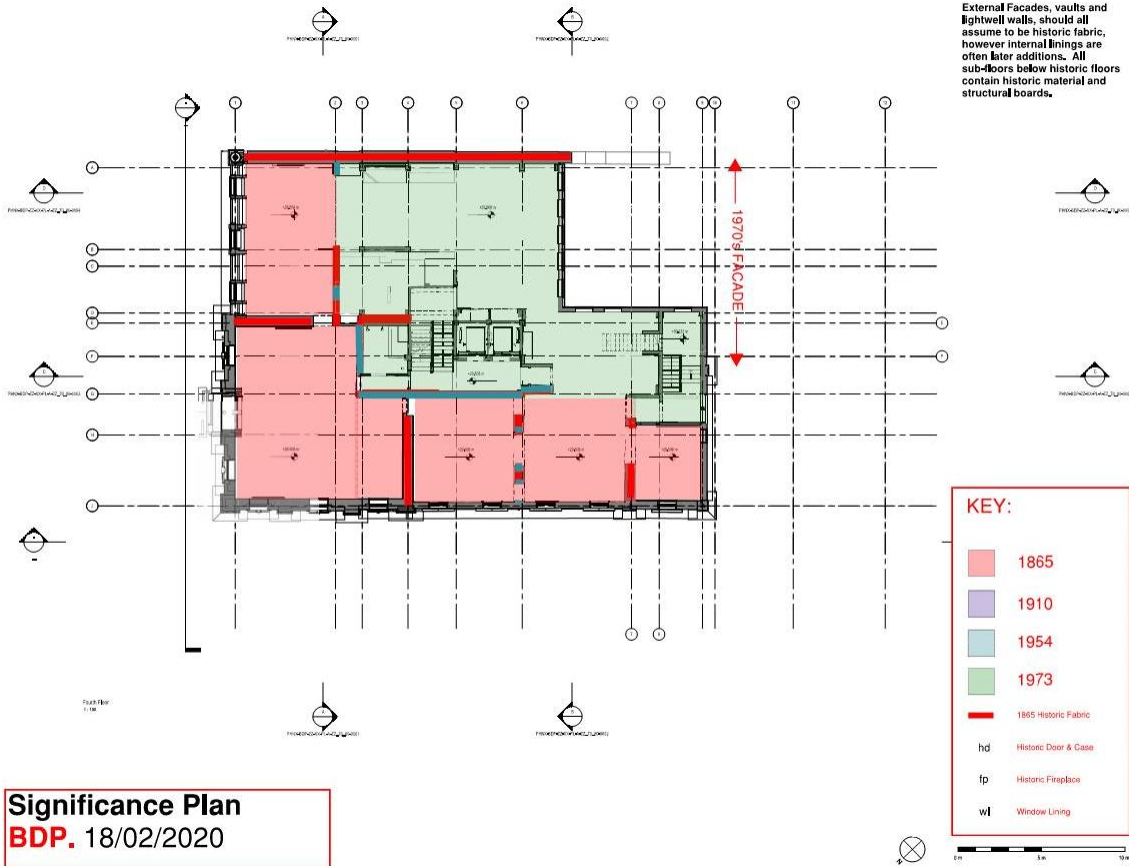
SECOND FLOOR PLAN (nts)



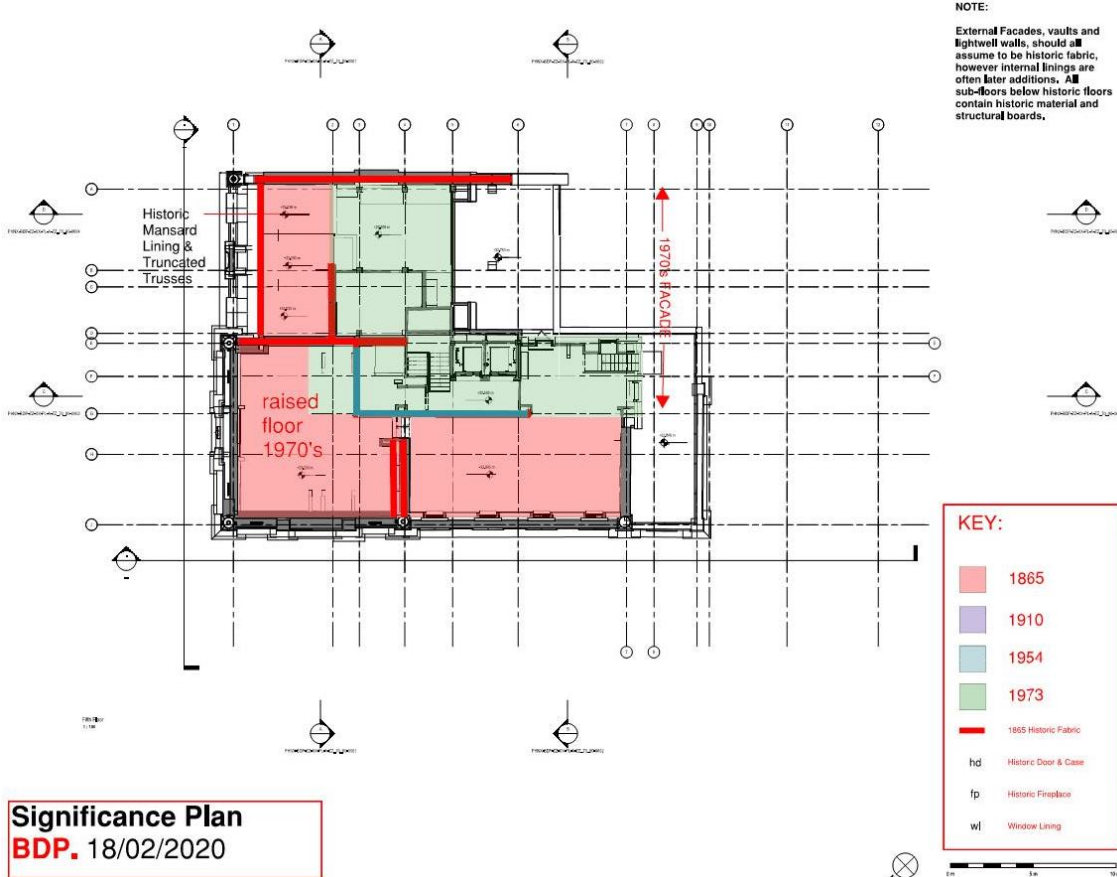
THIRD FLOOR PLAN (nts)



FOURTH FLOOR PLAN (nts)



FIFTH FLOOR PLAN (nts)



Appendix C: Additional Historic Information

A. Historic Development

The first wave of estate development in Grosvenor Place started in the late 18th Century as Belgravia began developing an increasingly domestic identity for the high-status families of the capital. The terraced houses originally built on this distinctive residential street can be identified on Horwood's map of London dated 1792-9 (figure 2.1). Whilst the principal routes of Knightsbridge and Piccadilly are already



Figure 2.1 – Horwood's 1792 Map

established, much of the land to the west – the future heart of Belgravia – remains undeveloped, giving Grosvenor Place a certain prominence in the historic townscape of this area of London.

The original properties on the site were cleared, and the current houses on Grosvenor Place built, as part of a large phase of redevelopment following the mass-expiration of house leases in the mid-1860s and across the adjoining Grosvenor estate at Belgravia. No. 6 and no.7 Grosvenor Place were originally built as two dwellings within a larger terraced composition, and are depicted in original plans by Thomas Cundy III from 1869 shown in the adjoining page. This plan shows that no. 6 was accessed via the entrance on Halkin Street, whilst no. 7 had its entrance on Grosvenor Place itself. Both were connected to mews buildings at the rear of the plot, fronting Pembroke Mews (now Headfort Place). The surrounding area is described by Pevsner:

“The E margin of Belgravia has a character all of its own: a parallel series of late Georgian streets, earlier than Cubitt's stuccoland to the W, joined along Grosvenor Place and Grosvenor Gardens by runs of extravagant quasi-Parisian town houses of the 1860s.”⁴

⁴ London 6: Westminster (Pevsner Architectural Guides; Buildings of England) by Simon Bradley, Nikolaus Pevsner & John Schofield.

Grosvenor Place began to fill with houses in 1767 after Buckingham House became a royal residence, and the first streets off it soon followed. Things unfroze in the mid-1860s, when over 200 house leases expired together. Grosvenor Place was widened and largely rebuilt, and Grosvenor Gardens laid out to its S as two contiguous triangles. The chief architect was Thomas Cundy III.



Figure 2.2 – 1865 Engraving of 6-16 Grosvenor Place

As in Victoria Street the development was in large blocks, mostly from corner to corner; the style chosen was a version of the rich C17 French Renaissance which started in London at the Grosvenor Hotel. Its details are by no means correct for any period in French architecture, but the pavilion roofs are unmistakable, pyramidal as well as domed.

The materials too are characteristically Victorian, mixing in granite trim, red Mansfield stone bands and terracotta cornices. Besides what the Illustrated London News called 'aristocratic mansions or rather palaces', one block of flats was also provided, in Grosvenor Gardens. Much of Grosvenor Place has been rebuilt for large mid-C20 headquarters, but the rest survives almost entire, including outliers in Grosvenor Crescent and Lower Grosvenor Place.

The former Prime Minister Henry Campbell Bannerman lived at no. 6 Grosvenor Place in the late 19th century, and had the house redecorated in 1878. Pevsner notes that some of the remaining decorative fabric may date from this later phase of occupation, although *"the present Neo-late C17 English work looks c1910."*⁵

⁵ London 6: Westminster (Pevsner Architectural Guides; Buildings of England) by Simon Bradley, Nikolaus Pevsner & John Schofield.



Figure 2.3 (Top) – 1870 OS

Figure 2.4 (Bottom) – 1952 OS

The Forum Club was established at nos. 6-7 Grosvenor Street in 1919, by Alice Williams and Fanny Laming. A club exclusively for women, it was founded “at the close of a period in which the activities of British Women had become much more energetic in consequence of the demands of the World War; at a time when British women had won, after a hard fight, their political equality and the right to shape their standards of life for themselves.”⁶ The club-use subsequently ended, and the properties were further adapted in 1954, and converted for use as the headquarters of the Gulf Oil Corporation. An investigation of planning history and further archival research indicates that the conjoined building underwent a series of schemes of alteration in the late 20th century. In particular, a scheme consented in 1973 involved:

“The erection of additions and extensions together with the addition of an additional storey to the Mews property fronting Headfort Place [Pembroke Mews] and the formation of new window openings on the Headfort Place and Halkin Street frontages at nos. 6 and 7 Grosvenor Place SW1.”⁷(Westminster City Council, Planning Decision Notice 25th July 1973.)

Archival drawings reveal a further phase of change to the building around 1985, comprising of alterations to the internal office space. More recently, in 2008 planning permission and listed building consent was granted for a further scheme of works to the listed building, comprising:

“External alterations to include installation of a slate pitched mansard and plant at roof level, installation of louvered doors to lower ground floor light-well in association with sub-station, creation of an internal

⁶ ‘Inside a Woman’s Club’, in Picture Post, 25th February 1939

⁷ Westminster City Council, Planning Decision Notice 25th July 1973.

light-well between main building and mews building and alterations to front elevation of mews building to create additional garage accommodation and internal alterations at all levels.”⁸

This scheme provides useful context for the consideration of further change to the building. Strip out works were commenced in 2008.

This late 20th century planning history has entailed very extensive alterations and extensions to the listed building at nos. 6 and 7 Grosvenor Place, to accommodate office use. As a result, although the principal frontages and roof profile to Grosvenor Place and Halkin Street retain much of their historic character, the integrity and character of the rear elevations and mews have been severely compromised. Internally, the legibility of the historic plan form and much of the past decorative scheme has been lost or severely compromised on all levels.

B. Setting

6-7 Grosvenor Place are very fine examples of mid-19th Century London terraced townhouses, forming part of a deliberate and well-defined architectural composition and terraced group addressing Grosvenor Place and forming a vista to the south of the Wellington Arch. Whilst the historic interest and significance are discussed in other sections of this report, it is important to note that today the building as a whole, and as part of the whole terrace grouping, contributes significantly to the character and “feel” of Belgravia.

Whilst not included in the Conservation Areas immediately adjacent, due to its architectural quality, use of materials and the distinctive French Renaissance style, the building significantly contributes to the context and character of this exclusive and distinguished area of London.

Belgravia has the highest density of listed buildings within the UK. Nos. 6-7 Grosvenor Place are Listed Grade II. Other adjacent buildings are as follows:

- 6 – 14 Grosvenor Place, a grand terrace of houses by the same architect, Thomas Cundy III in 1868 with fishtail slate mansard in the French Renaissance style;
- 17 Grosvenor Place Grade II – again probably by Thomas Cundy II;
- 18 – 20 Grosvenor Place Grade II – again probably by Thomas Cundy II;
- There are a number of other Grade II Listed building in Halkin Street within a few hundred metres.

Other Grade II* Listings highlight the cast iron pattern railings and the proximity to Belgrave Square where most of the houses are Listed Grade I.

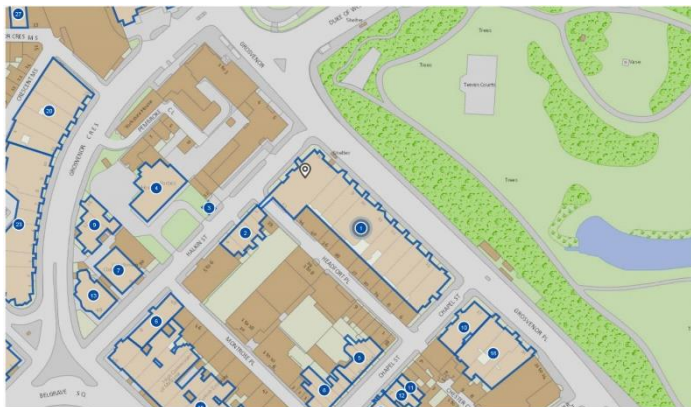


Figure 2.5 – WCC Map of Listed Buildings in Locality

⁸ Application references 08/11017/FULL and 08/11018/LBC

C. Building Condition

A series of condition surveys have been conducted prior to developing the detailed design. Those concerning outward facing roofs, gutters and elevations, were limited to what could be observed from a distance. Scaffolding is essential to enable all of these areas to be accessed both for inspection and repair.

Rising Damp and Water Ingress

The building has been unoccupied since approximately 2000 and a lack of routine maintenance especially associated with rainwater gutters and outlets has contributed to water ingress, both evident and within cavities. Upon visual inspection, the building was found to be generally dry, with water staining evident in parts, but no on-going causes of damage to timber, surface or structural elements. There are specific issues concerning individual outlets and areas of box gutter, which require close inspection.

Deteriorated Timber

All visible timber elements have been inspected and while water staining is visible, no current sources of water ingress have been found, and timber elements appear stable and free of pests and rot. In general, timber structures showed only localised problems of decay. The original construction has proved very robust to damp/decay issues. A generic weakness in the support of ceiling joists was also noted. Roof spaces and concealed timbers should be inspected by a specialist on commencement of the works.

Roof Condition

Overall, the condition appears to be poor, with numerous repairs, poor installation and detailing, and cracked and damaged materials impeding ventilation and potentially allowing water ingress. The survey report identified that:

- In certain areas, slates were found to be in poor condition and requiring replacement;
- Lead flashing, felting and bitumen coverings found to be damaged and, in certain areas, requiring replacement,
- Instances of damage and poor installation allow water ingress into the roof cavity and building generally; and
- Ventilation through roof coverings is poor or non-existent.

Further details on location of damaged areas, life expectancy and remedial works will be undertaken as part of the detailed design stage once a full scaffold is available.

External masonry

The masonry survey found that the original 1860's façades of the main building facing Grosvenor Place and Halkin Street, constructed of load bearing stock brick, Portland limestone and red sandstone (likely to be Red Mansfield) are in reasonable but deteriorating condition, with little evidence of repair or maintenance having been carried out in recent years. There are medium to heavy levels of visible soiling and staining from water run-off and blocked or broken rainwater pipes.

In light of the deterioration observed, it was recommended to rectify and make good damage within 1-5 years, notably via:

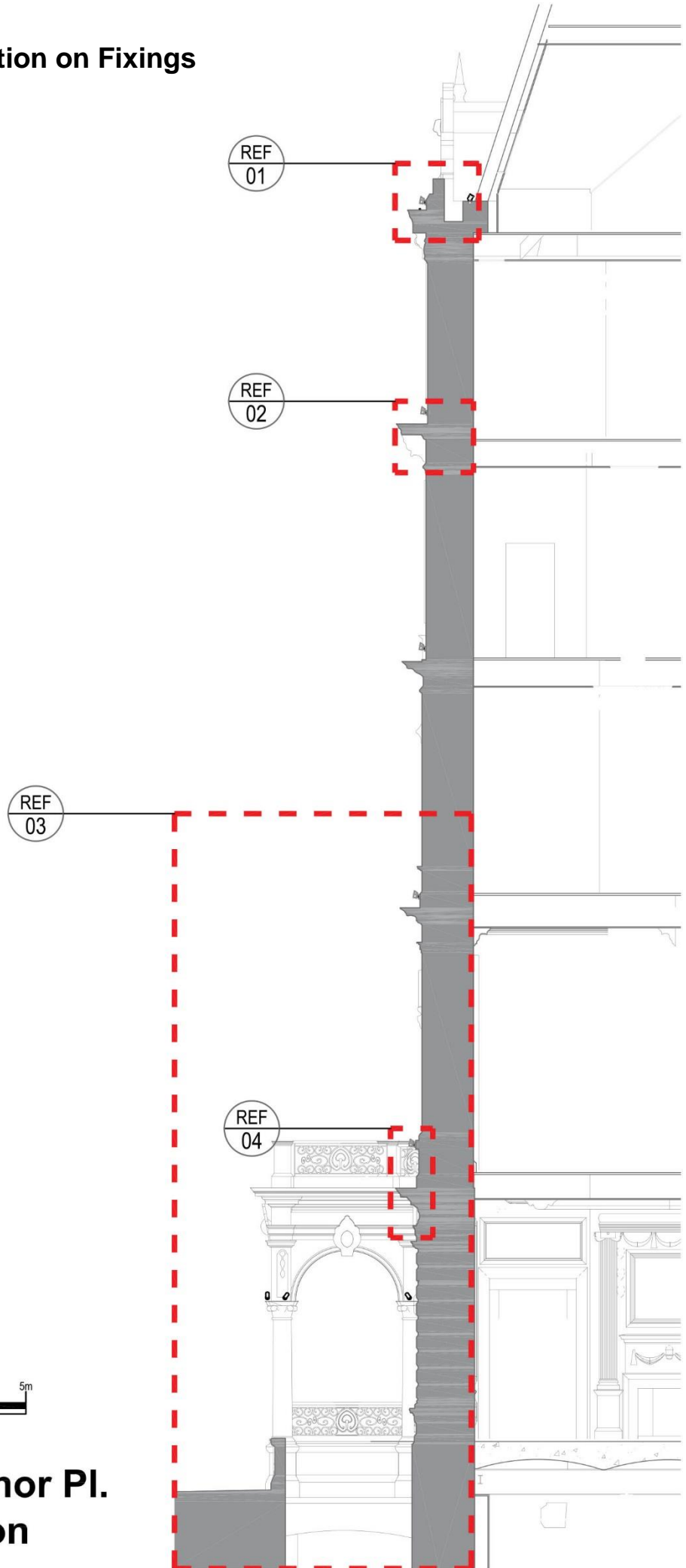
- further investigation (particularly via MEWP or abseiling);
- cleaning trials, and subsequent cleaning of façades;
- cutting out of loose joints and re-pointing; and
- redecoration of metal and timber elements.

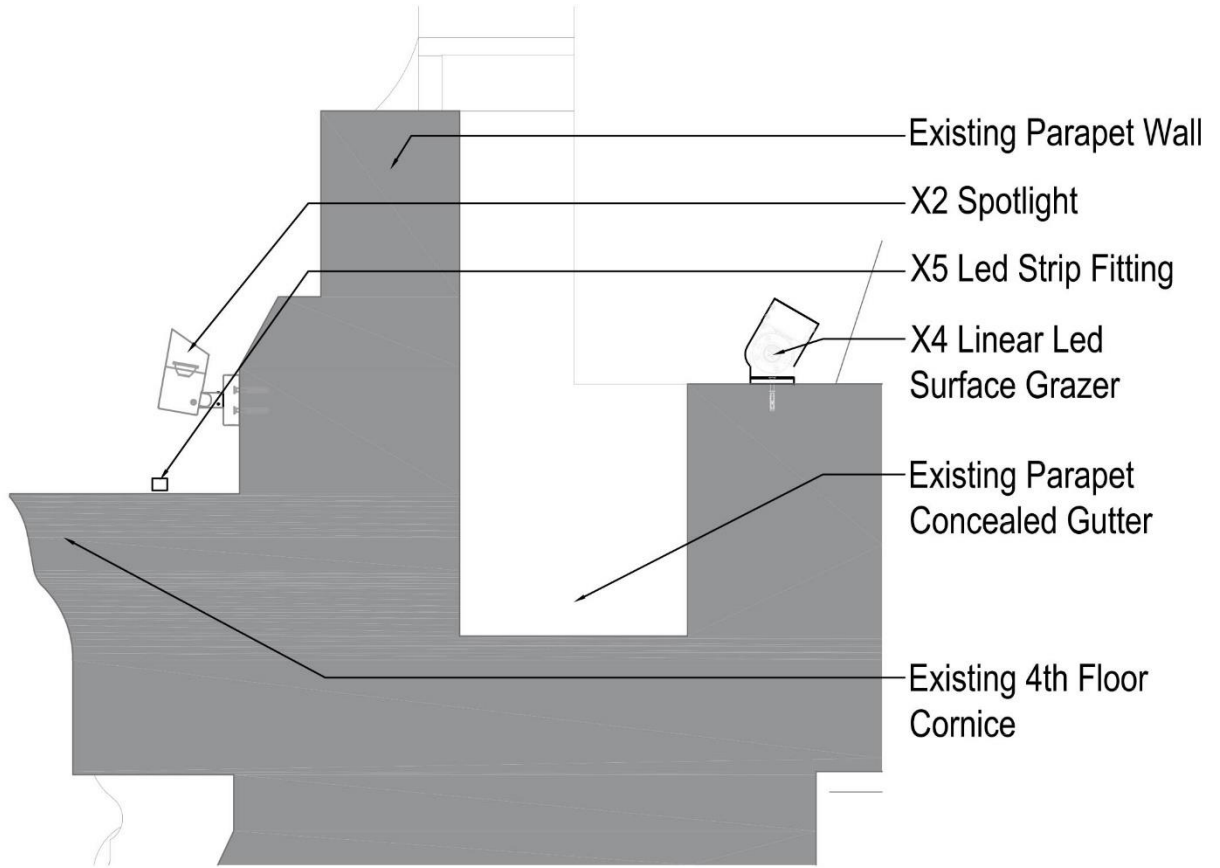
This should be followed by a Planned Preventative Maintenance strategy with 5 and 10-year maintenance cycles.

Appendix D: Information on Fixings

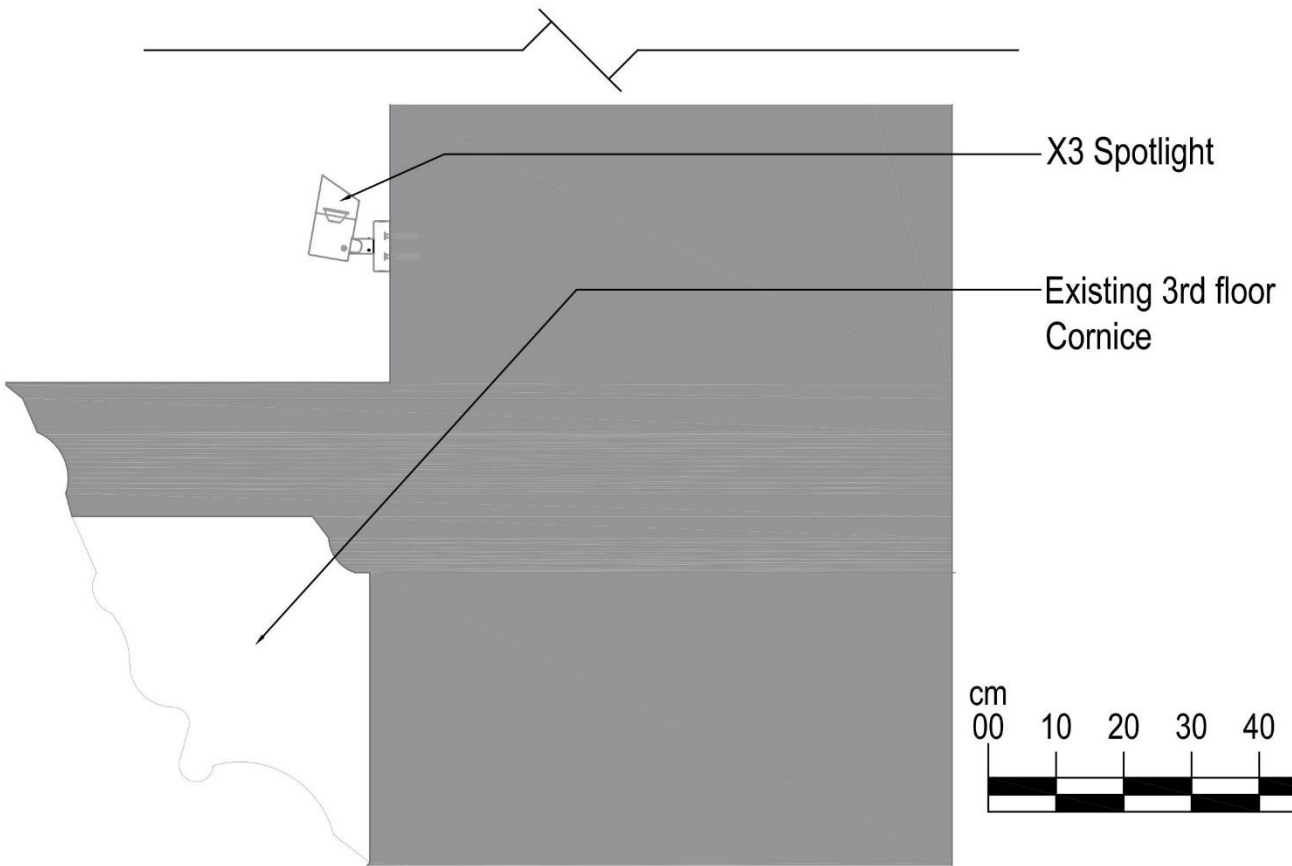


**1:100 Grosvenor Pl.
Facade Section**

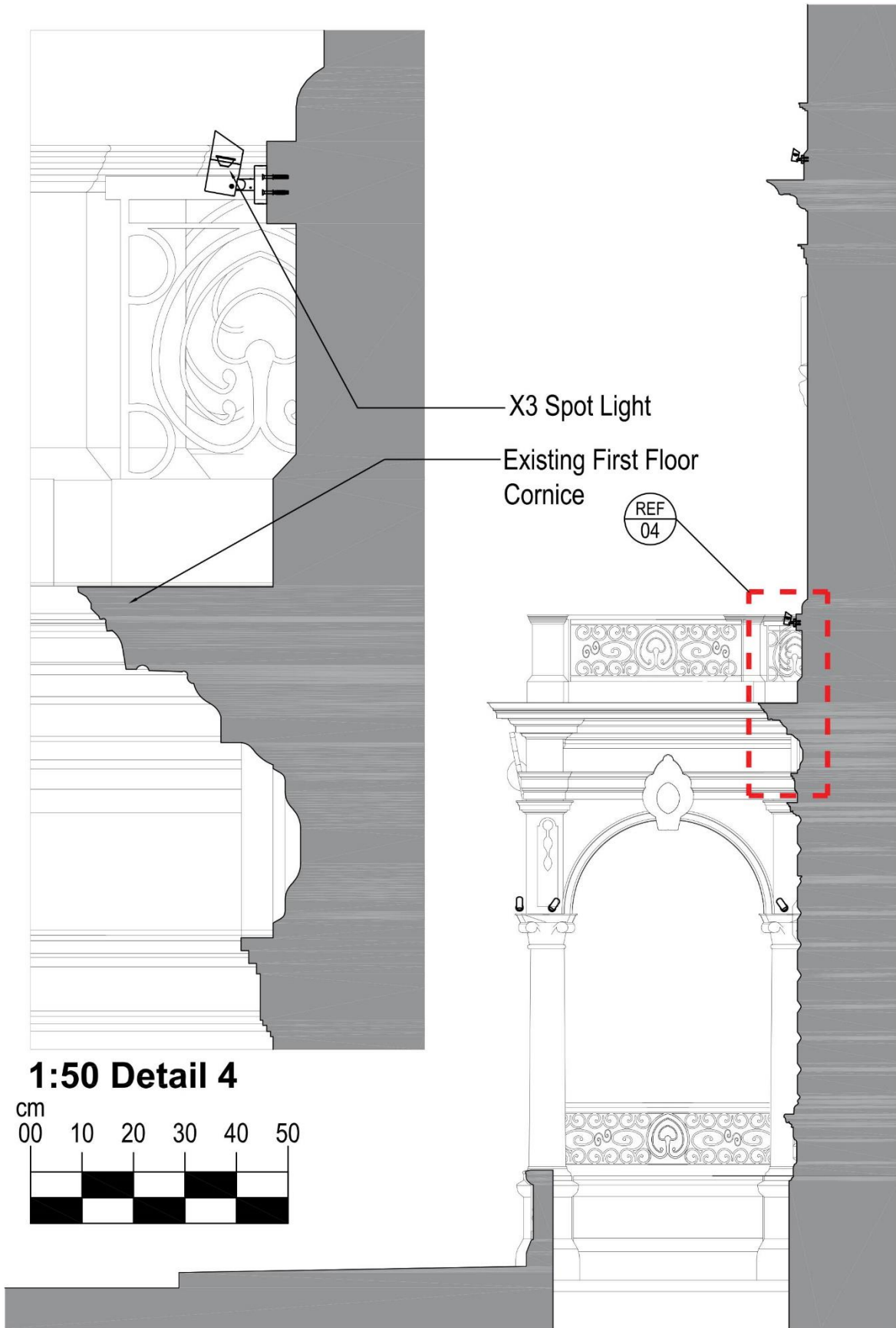




1:10 Detail 01: Pediment Section

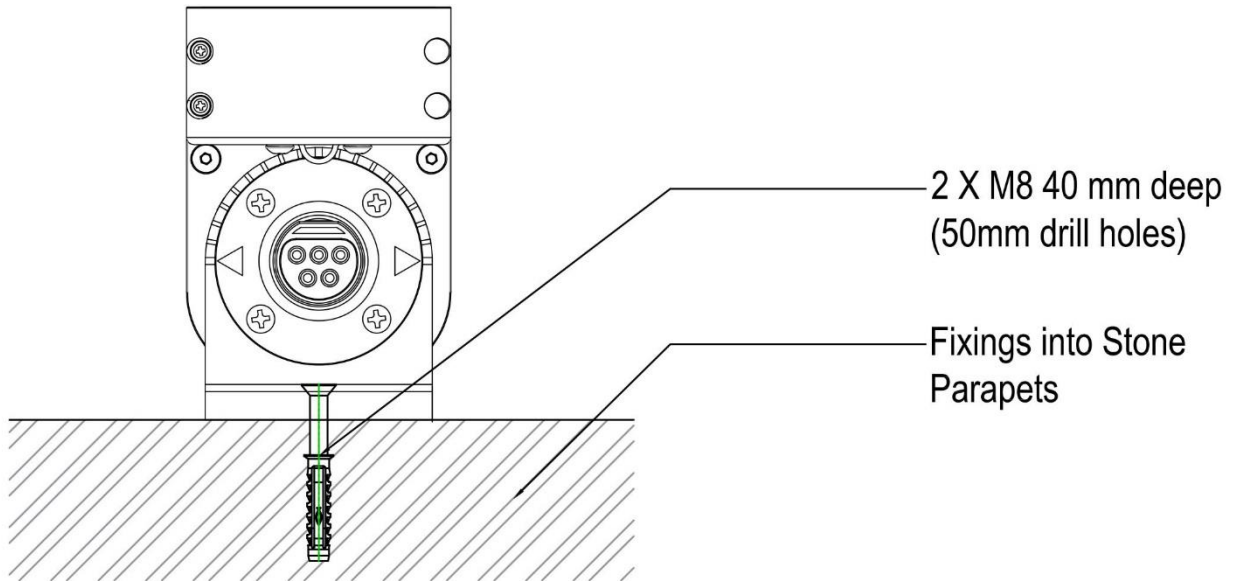


1:10 Detail 02: 4th Floor Parapet Section

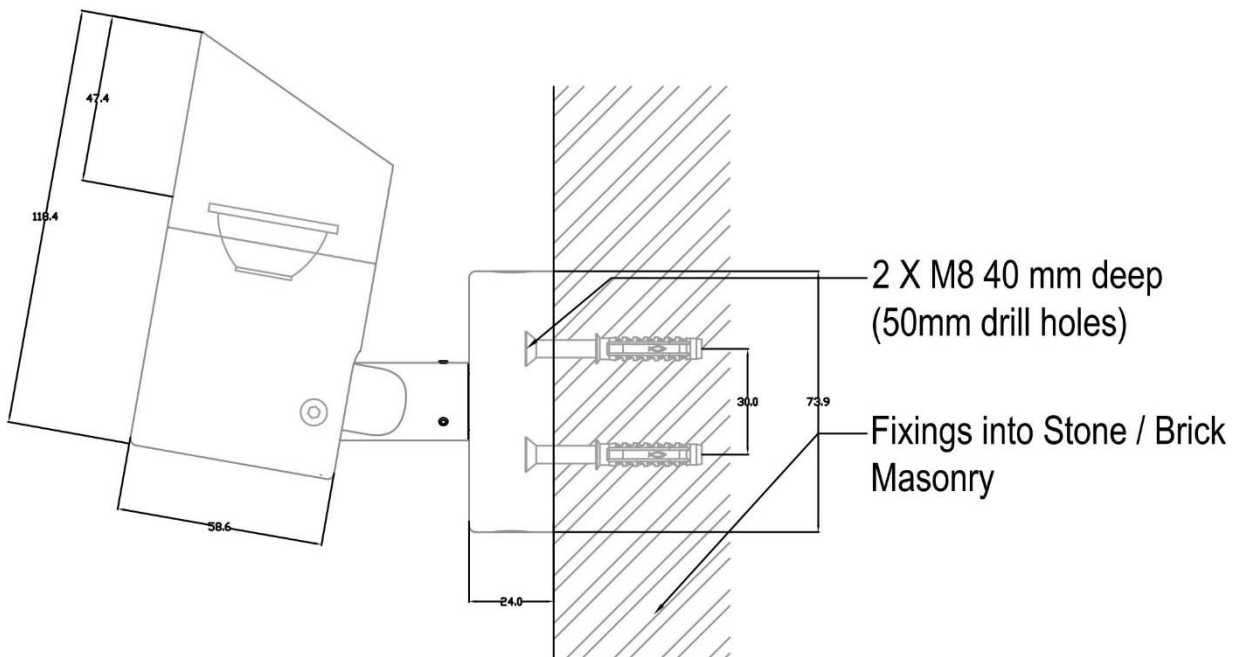


1:50 Detail 3: External Lights to Entrance Porch





1:2 X1 & X4 Linear Led Surface Grazer



1:2 X2 & X3 Spotlight Fittings

X5 Led Strip Fitting

Strip Lights fixed on horizontal upper face of cornices, require small clips fixed down with M6 screws into masonry rawl plugs, fixed wherever possible into stone joints.

