

DESIGN, ACCESS & PLANNING STATEMENT

47 UPPER BROOK STREET, LONDON, W1K 2BW

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1. DEVELOPMENT SUMMARY

This is a minor material amendment to extant planning permission (18/01884/FUL) and listed building consent (18/01885/LBC) issued in November 2018 for replacement of paving in the front light well, partial infilling of front light well to link the lower ground floor with the vaults; internal alterations including installation of a new lift and lowering of lower ground floor by 300mm. This submission provides more details of the scheme as approved and makes minor material amendments to the scheme as follows:

- Air conditioning condensers in the light well (plus internal units throughout);
- Lowering of vaults and addition of a new replacement metal staircase to the front light well (stair to accord with Building Regulations);
- Ground floor toilet replaced with wardrobe;
- Second floor toilet replaced with a kitchenette;
- Third Floor - minor changes (new roof light in the lobby, change in the lobby, en-suite access to bathroom, roof light in the bathroom);
- Minor changes in the shape of the new staircase from basement to first floor - This staircase to have marble treads and risers, with traditional nosing and round bronze finish spindles;
- Minor variations to the lift type, size, doors, including lift pit. Lift shaft to be built in blockwork instead of stud wall;
- Drawings provide more Mechanical Electrical and Structural details of the proposal; and
- Replacing the existing single or double glazing with Pilkington Spacia from Pilkington Heritage Range to improve on the energy performance of the building.

The proposal has been designed to fully comply with the National Planning Policy Framework, The London Plan, Westminster's Local Framework and UDP, and Mayfair Conservation Area Statement.

2. THE SITE AND ITS SURROUNDINGS

47 Upper Brook Street is a grand, low built Grade II listed building on the corner of Park Street in Mayfair, part of the City of Westminster. The building is the only house to have survived at the corner of Upper Brook Street and Park Street. It was built in 1730-2 but has been significantly altered over the years by several wealthy owners. The planning records show significant works were carried out in 1936, 1952, 1972 and 1991 – demonstrating the evolving nature of this listed building with remodelling works done every 20 years. However, the basic form and original layout are clearly legible today.

3. PLANNING HISTORY

There is some planning history (post 1965) and associated condition discharges for the site related to Listed building works:

- Replacement of paving in the front light well, partial infilling of front light well to link the lower ground floor with the vaults; internal alterations including installation of a new lift and lowering of lower ground floor by 300mm. 18/01884/FUL and 18/01885/LBC.
- Demolition and rebuilding of parapet at 3rd floor level on upper brook street & park street elevations - 91/03745/LBC

- Alterations in the course of construction; new steelwork installation; temporary dismantling of rafters for later re fixing - 91/03086/LBC
- Approval of details pursuant to listed building consent dated 15/03/1991- drawings of amended fenestration at basement level & new landing layout-conditions 2,3 & 4 - 91/01632/ADLBC
- Approval of details pursuant to planning consent dated 19/02/1991 condition 2-amended fenestration at basement level - 91/01492/ADFULL
- Internal & external alterations including reforming original openings at basement level; windows at mansard & ground blocked & new partitions - 90/06500/FULL
- External repairs & redecorations & reforming original openings at basement level; windows blocked at mansard & ground; new partitions & general internal refurbishment - 90/06501/LBC
- Selective stripping out of internal finishes prior to later refurbishment - 90/05586/LBC
- Alteration to basement fenestration and repositioning of door repositioning – 1973 TP/6683
- Opening up of the blind windows on the Park Street Elevation – 1968 TP/510

Clearly since the building was originally built the property will have been subject to changes. The evolving nature of the building and the earlier alterations are discussed in the accompanying Heritage Statement.

4. MAIN ISSUES

PRINCIPLE

The restoration and alterations proposed enables a Listed Building to be refurbished to provide a family home for a modern family – with three generations living in this large house. The proposed works will preserve and enhance the character of the Listed Building and the wider Conservation Area.

DESIGN

The proposal involves improvements refurbishments to the buildings facades at lower ground level and alterations and operational improvements to the internal areas.

The external changes have been designed to respect the listed building's character and appearance and serves to preserve, restore and complement features of historic and architectural interest, in accordance with DES8 and S25. These changes have been agreed with Grosvenor Estate.

The internal amendments and layout changes are kept to the minimum required, so that the original Georgian layout and features are still easily legible. The internal alterations are designed to be reversible and to emphasise the original form. The internal lift is concealed behind a period wooden door so to ensure there is no visual change to the Listed Building character.

The refurbishment of the vaults to include making them water proofed. The floor to the vaults are to be lowered to the same level as the approved basement floor. This work will not be visible from the public highway and will no harmful impact on the heritage asset. The proposals for the Vaults will also need to be agreed with the Council Highways Department through the Approval in Principle process.

MATERIALS

Wherever possible, materials will be re-used or matched. The proposed replacement of the glazing to the windows will improve the efficiency of the building and will not cause harm to the heritage asset. The existing timber window frames will be reused – only the glazing is replaced with Pilkington Heritage range. The new doors will be timber and painted black.

IMPACT ON LOCAL AMENITY

The neighbours are a mix of uses - hotels and residential, or office and A2 uses, some with ancillary residential. No residential amenity issues arise from this proposal, given the existing use. The site is located on a corner plot, with adjoining properties to south and west. The proposal so no adverse impact on the amenities of adjoining owners.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 126 states; *“the LPA should set out in their Local Plan a positive strategy for Conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats”*.

The proposal has been carefully designed to restore and refurbish the Listed Building whilst making it accessible for disabled occupants.

Paragraph 131 states; *“In determining planning applications, local planning authorities should take into account;*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their Conservation”*.

The proposed refurbishment enables the family to continue living in their residential property and therefore retains a use viable with its Conservation.

- *“The positive contribution that Conservation of heritage assets can make to sustainable communities and their economic viability”*.

The proposed house is occupied by a family of 3 generations and the proposed refurbishments enable the property to be used sustainably and to preserve the building from neglect and decay. The accompanying Heritage Report describes the heritage value of the property and how the proposal preserves and enhances the Listed Building.

Paragraph 132 states; *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”*. The ceilings at lower floors are being restored and the suspended ceilings are being removed. The lift installation will provide more accessible building for future generations. The lowering of the floor and refurbishment of the vaults will bring them into meaningful use without impacting adversely on the heritage asset.

The proposal minor amendments to an extant permission to refurbish this listed building which is in need of upgrading and could be used more efficiently, to meet the future needs of this family. The proposal retains the lawful use and brings the building into a more sustainable form of development, ensuring its long term future as a good quality fully DDA compliant Listed Building.

The internal alterations make more efficient use of the building and bring it to current day standards including introducing a lift providing access to all floors for people with mobility difficulties. Very little of the existing internal decoration is original, having been remodelled and decorated at least 4 times in the last century. The proposal does not cause harm to the fabric of listed building. All existing high quality features will be retained and restored wherever possible. Unnecessary plant will be removed from roof level. The refurbishment of the vaults including lowering the floor would enable these to be used as ancillary space to the residential family home.

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