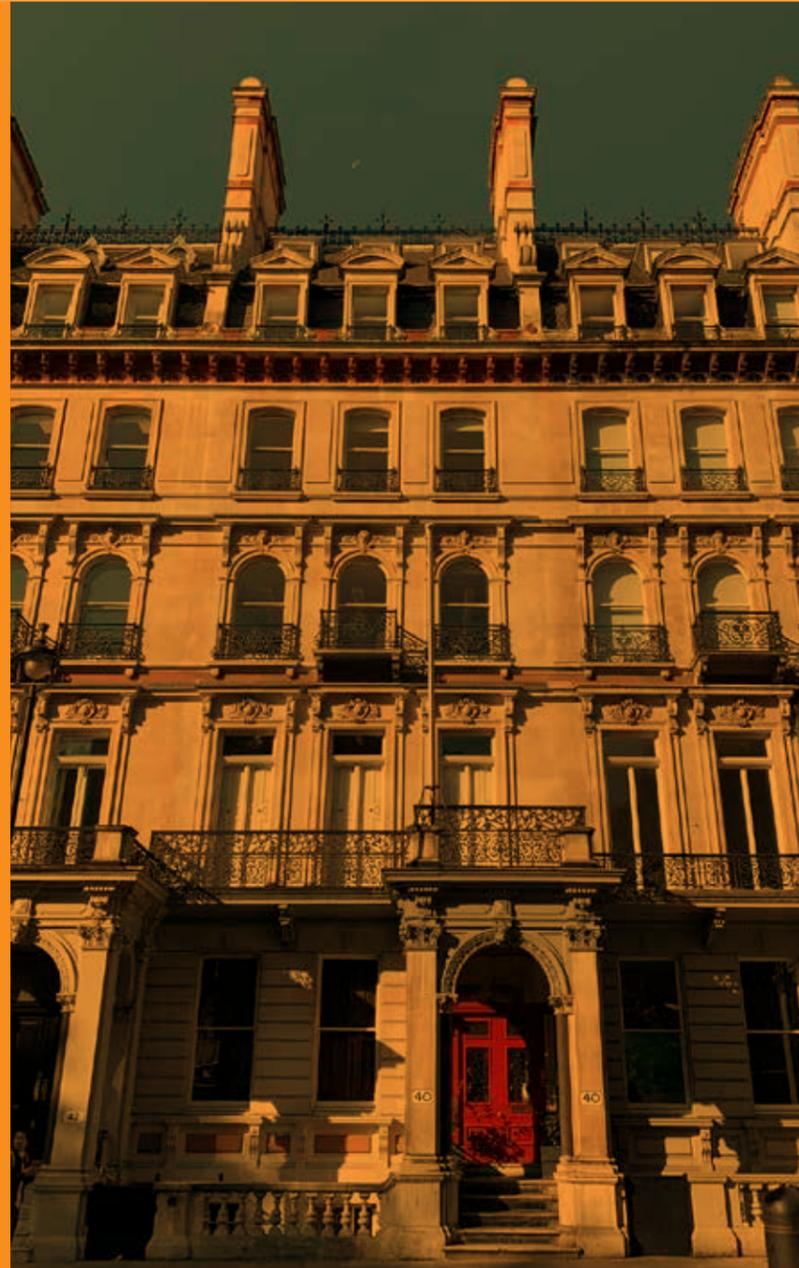


40 Grosvenor Gardens, SW1

**DESIGN & ACCESS
STATEMENT**

JANUARY 2021



Contents

40 Grosvenor Gardens, SW1

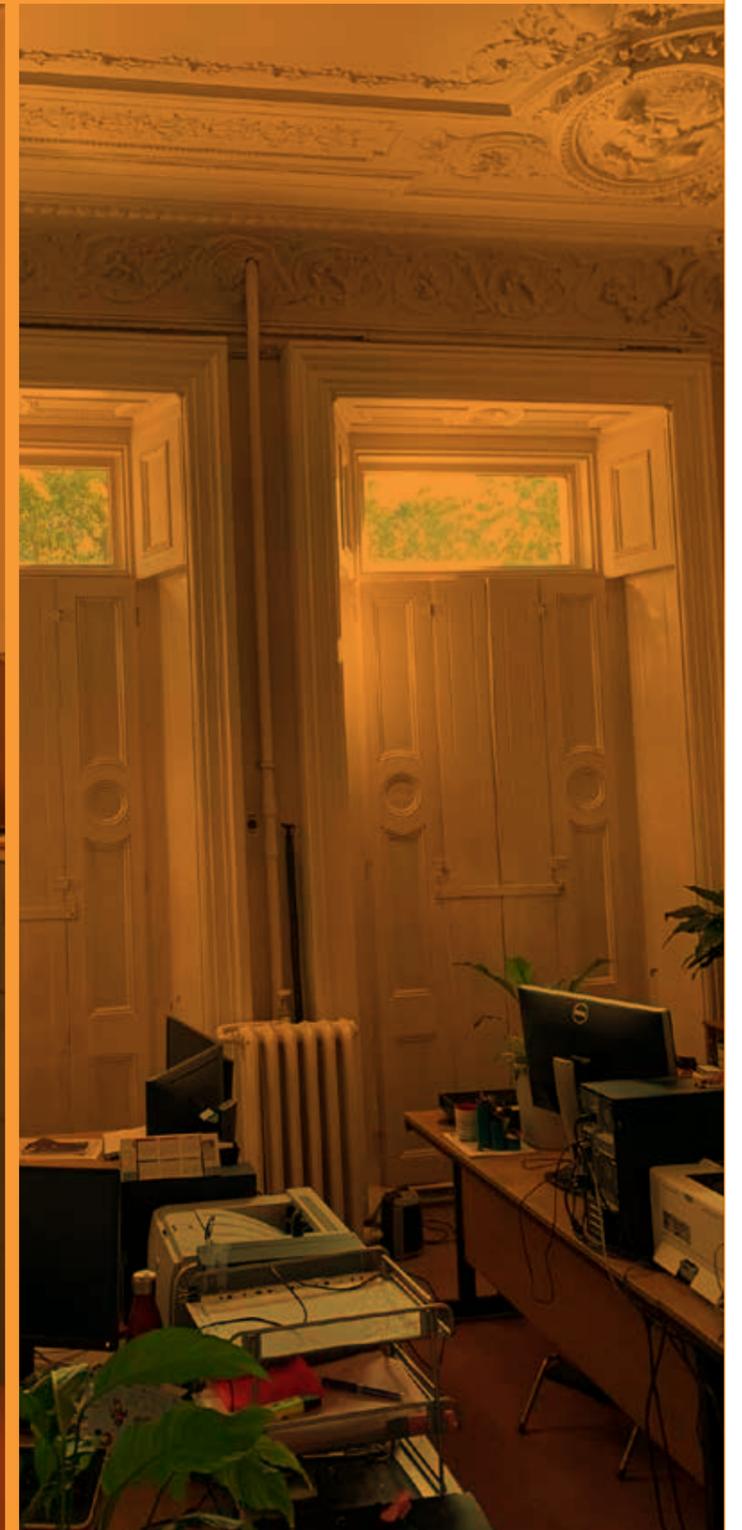
Introduction

- Introduction
- Executive Summary
- Local Office Market Commentary

Existing Building Appraisal

- Photos
- Appraisal

Proposed Refurbishment Plans



Project No.	1986
Date:	13th January 2021

Note: This report has been prepared by Orbit Architects for Edge Asset Management and is solely intended for their use and benefit. Nothing in this report shall confer any liability, duty or benefit to any other party unless agreed beforehand in writing. All copyright and intellectual material remain the property of Orbit Architects unless expressly agreed beforehand in writing.

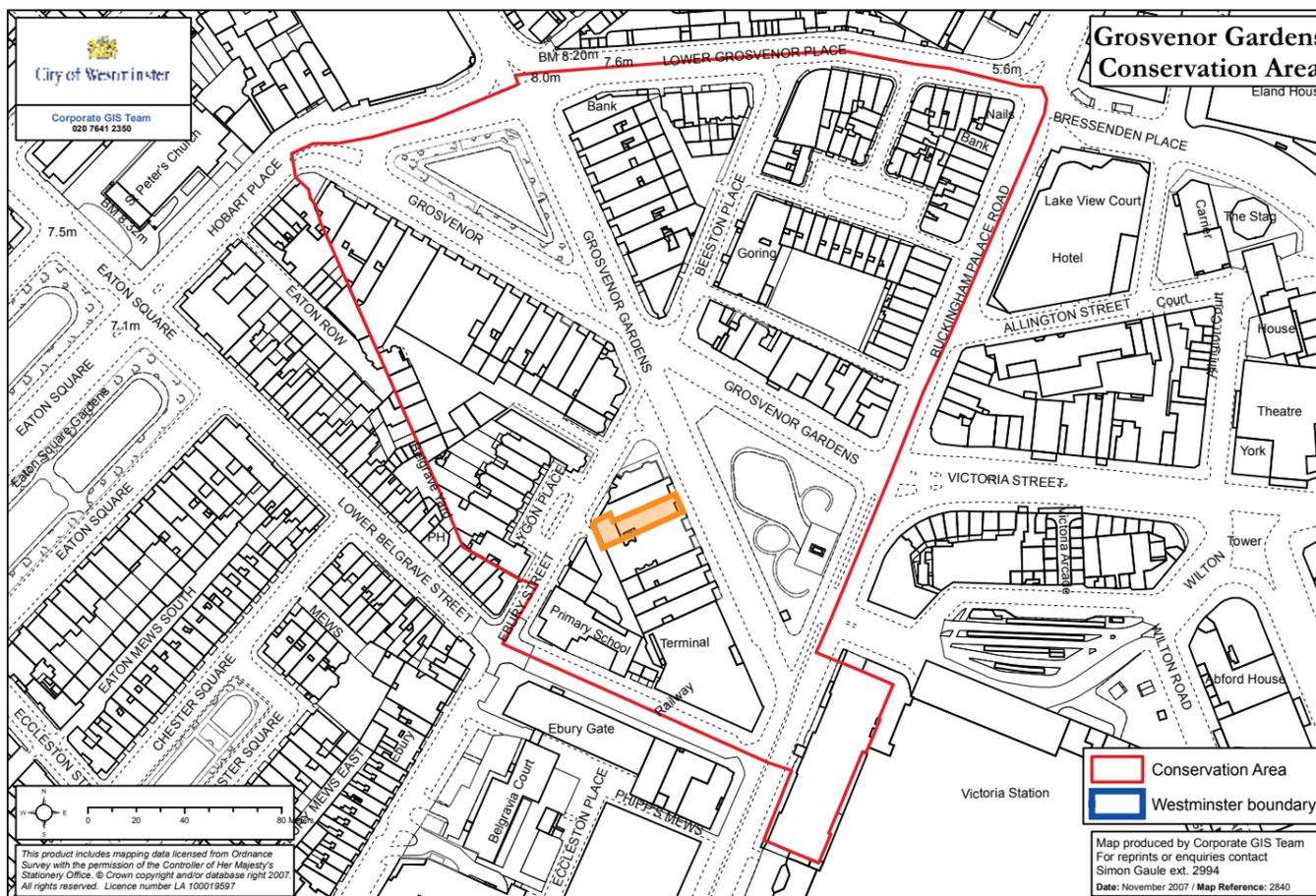
Introduction

40 Grosvenor Gardens, SW1

Introduction

No.40 Grosvenor Gardens is part of Grosvenor Gardens which is adjacent to Victoria Station and was set out in the 1860s by Thomas Cundy III. It is now within the Grosvenor Gardens Conservation Area. It comprises tall, grand 19th century terraces, flamboyantly detailed in Renaissance style.

No.40 is a mid terrace former townhouse within the Grade II listed terrace comprising Nos 36-50 Grosvenor Gardens. It is currently being used as commercial B1(a) office space with ancillary metallurgy laboratory.



Executive Summary

This document introduces the building and provides an overview of its existing condition and outlines the design proposals.

The works will provide:

- Long term strategy for preservation and enhancement of the building
- Need identified for high quality office accommodation
- Current condition, configuration and poor servicing doesn't optimise the property
- Thoroughly researched and informed proposals to improve building and enhance heritage value

Summary of the works:

- A roof extension within the central valley to enlarge the 5th floor
- Alteration to the mews building to improve its layout, including: provision of a new staircase within an enclosure between lower ground and ground floors with associated opening; replacement of the light well glazed roof and rooflights; introduction of a glazed in-fill behind restored coach house doors and a new first floor window
- Internal alterations at ground and first floor to remove 20th century subdivision and restore the primary reception rooms
- Formation of openings in the internal partitions between front rooms at second, third, and fourth floors
- Replacement of a 20th-century glazed roof structure to the rear first floor room and at ground floor level within the rear light well
- Formation of a door and small external terrace to the rear of the ground floor
- Lift extended to serve 5th floors and replacement of the 20th century lift car, mechanism and doors
- Upgrading of all services throughout, including the installation of plant and cycle storage in the pavement vaults and at roof level and a new service riser alongside an existing lift shaft
- Redecoration and betterment of finishes
- Proposed changes to the lower ground floor plan

Summary of amendments:

A previous application with a similar scope of works was withdrawn at the request of the planning department in December 2020. The design has been developed with larger nibs being retained where walls are opened up and further supporting detail and drawings provided.

Local Office Market Commentary

40 Grosvenor Gardens, SW1

Westminster is a world renowned location for prestigious office accommodation. Its location and the historic nature of the building stock has been a major attraction for businesses looking to have a commercial base in London. The nature and demands of businesses and how they occupy and use their office space is rapidly evolving, and the ongoing pandemic has only served to accelerate those new trends.

This poses particularly challenging but exciting questions for traditional Westminster office buildings, which although are occupied and used as offices, are still generally set out as domestic town house residences which was their original use.

How these properties adapt to the changing requirements of the office occupier market can be witnessed in several recent refurbishments of similar listed buildings in the local area perhaps most notably at 22 Grosvenor Gardens.

Specific occupier demands on office space include the following:

- Cleaner, more open floorplates
- Nature and Environmental Efficiency of the Mechanical and Electrical services
- WCs on each floor
- Lift access to all floors
- Cycle/shower facilities

Comments on the specific points as follows:

Cleaner, more open floorplates

Occupiers want to occupy their accommodation in differing ways, though the majority want to see open office space facilitating better employee interaction. However it has also now become imperative that businesses have the flexibility to determine their own workspace densities and layouts to ensure the environment is a safe and attractive one for their employees. The pandemic has undoubtedly accelerated the need for this flexibility but it was a trend that was already firmly establishing itself amongst office occupiers prior to the spread of the virus.

The challenge with the building layout currently is that on almost all floors, specifically sized and separated rooms are imposed on occupiers. The result is confined space that both limits flexibility to create safe spaces and results in poor interaction between employees. The applicant's objective is to create as attractive and safe a working environment as possible within the confines of a listed building. These proposals achieve that aim and in doing so ensure that this vacant, unmodernised property will return to full occupancy in as short a timeframe as possible, which in turn has the knock-on benefit of revitalising and contributing to the local economy.

Nature and Environmental Efficiency of the Mechanical and Electrical services

The heating and cooling systems have been installed in an ad-hoc way over the past century, all of them are beyond their economic life and are all very inefficient and polluting. Due to the previous domestic nature of the buildings there are no vertical risers distributing both mechanical and electrical services throughout the building.

Occupiers demand flexible systems which can be individually controlled and meet higher environmental standards reflecting their awareness of their carbon footprint. These new mechanical and electrical systems can't be installed without a vertical route down the building. With the cost of office space increasing business are also looking to occupy at a higher density which the current building infrastructure can't provide.

The level of demand for electrical supply is also increasing due to the more powerful computers and multiple screens being used in the building. This demand can't be met by the current building infrastructure and equipment.

The quality and reliability of data infrastructure is now a prominent consideration for occupiers. Currently the building only has copper distribution which is via a convoluted route; only by creating new riser with fibre distribution can the demand for tenants be met.

WCs

Occupiers expect good quality facilities, ideally with a minimum of two, one for each sex, serving a demise on each floor. Currently the building does not always offer the above.

Cycle/Shower Facilities

There is a growing need for occupiers to cycle or run to work, which is being supported and encouraged by both local and national government policies/initiatives. Where possible the intent is to provide such facilities on site to satisfy these needs.

Lift

The current lift is beyond its serviceable life and requires replacement, clearly it has been installed within the constraints of a period building, however where there is scope to increase the size of the lift as part of a replacement scheme there is benefit to do so, thus enabling improved service. The

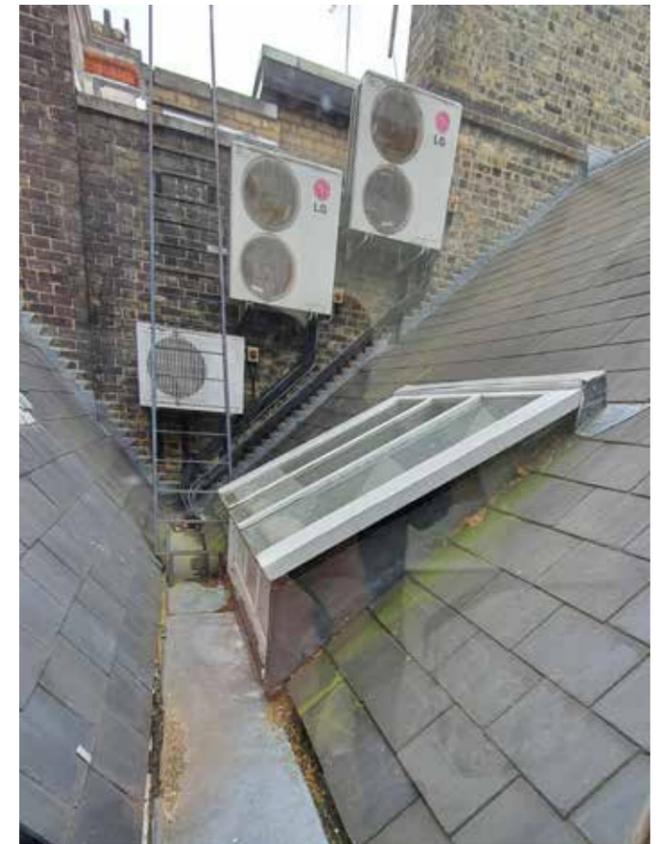
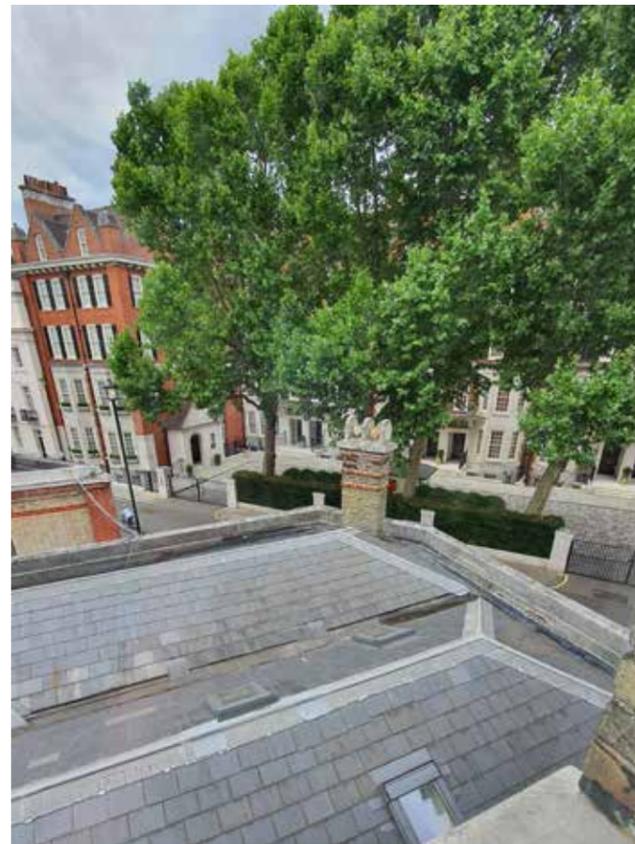
The other issue is on certain floors there is no lift access which greatly diminishes its desirability as people are unwilling to take a lift to another floor and then walk the remaining flight of stairs. Moreover it will mean the floor is accessible for wheel chair users.

This will be achieved by utilising the existing lift and extended upward with a new lift car and drum drive.

EXISTING BUILDING APPRAISAL

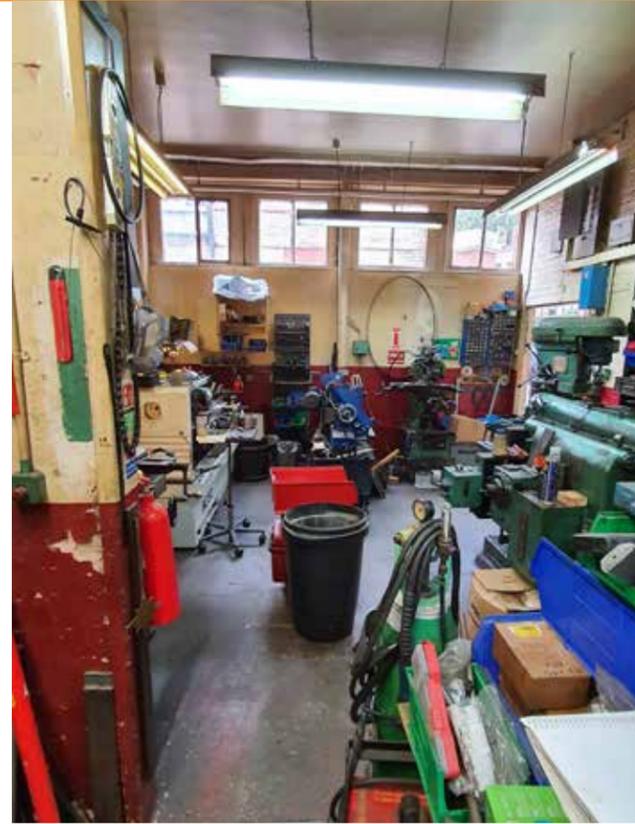
Existing Building - External Photos

40 Grosvenor Gardens, SW1



Existing Building - Internal Photos

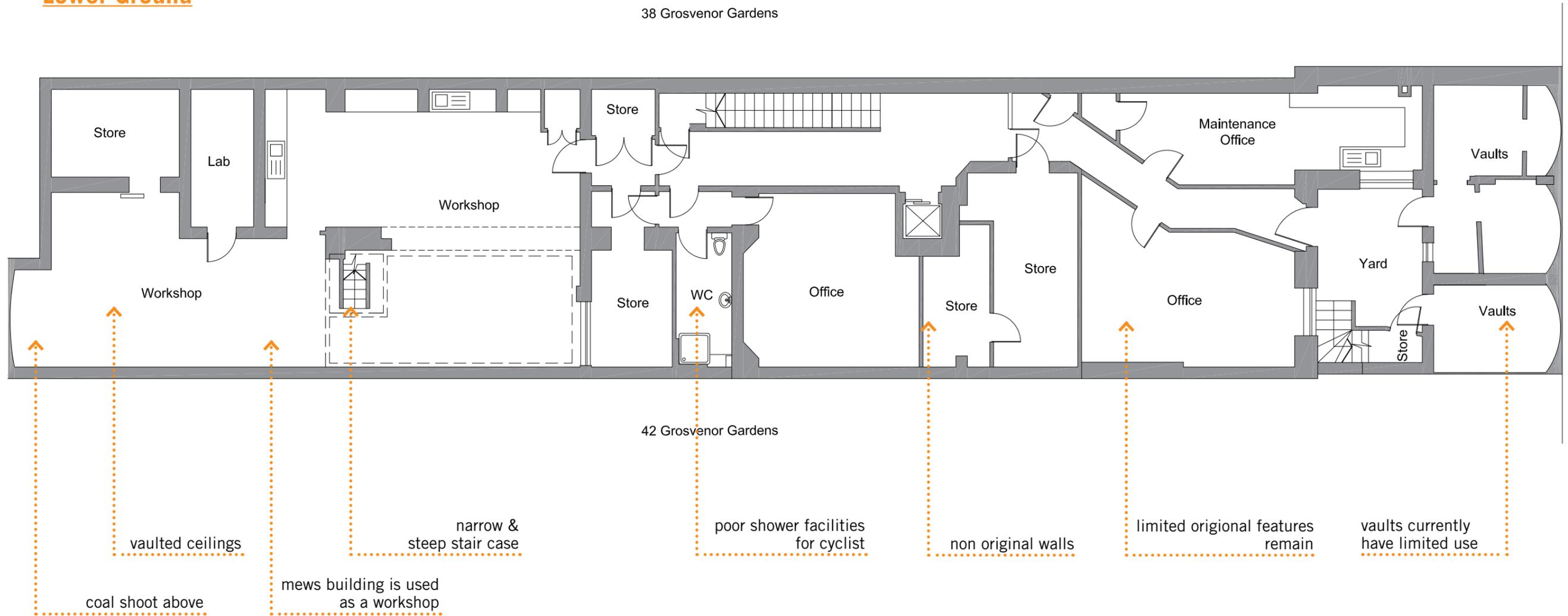
40 Grosvenor Gardens, SW1



Existing Building Appraisal

40 Grosvenor Gardens, SW1

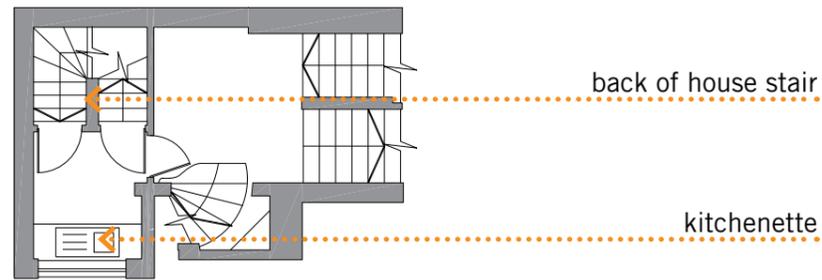
Lower Ground



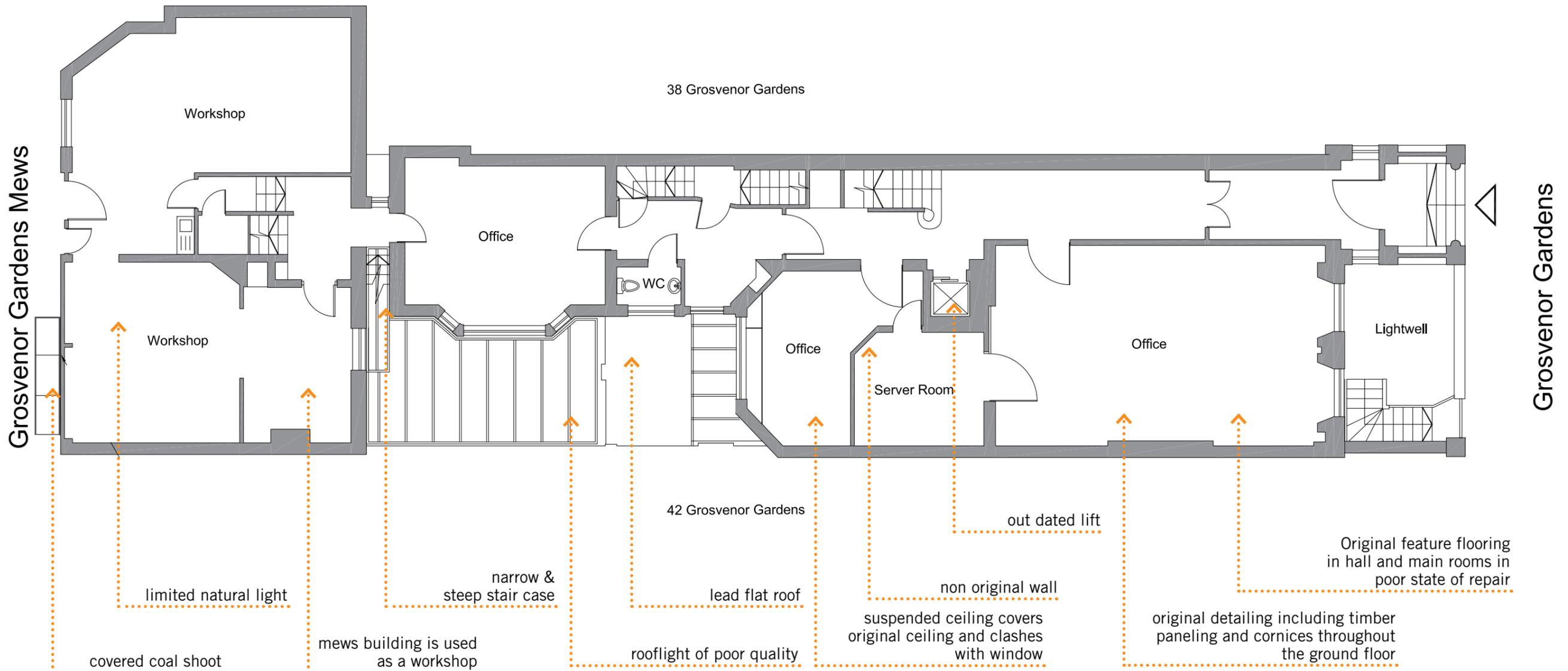
Existing Building - Appraisal

40 Grosvenor Gardens, SW1

Mezzanine



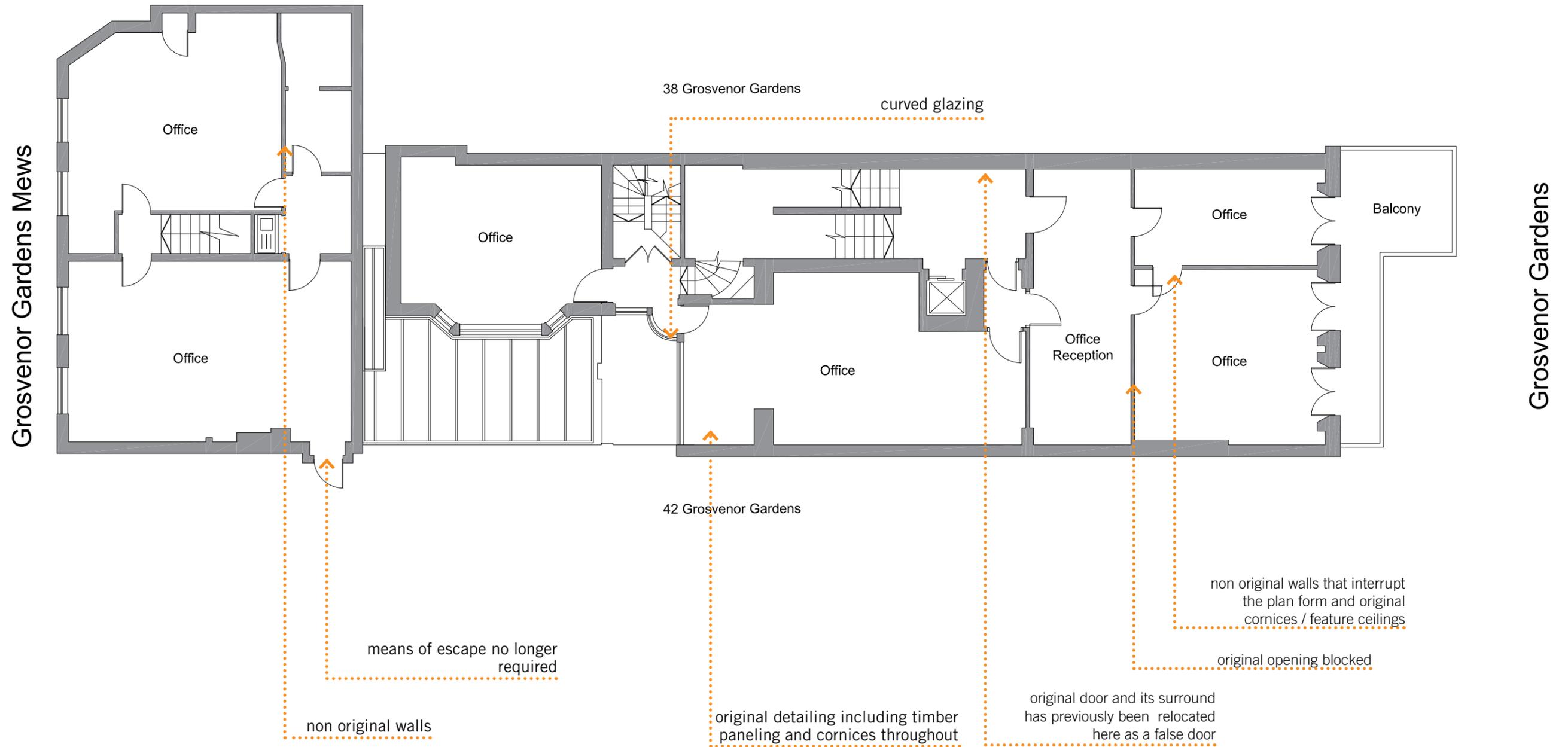
Ground Floor



Existing Building Appraisal

40 Grosvenor Gardens, SW1

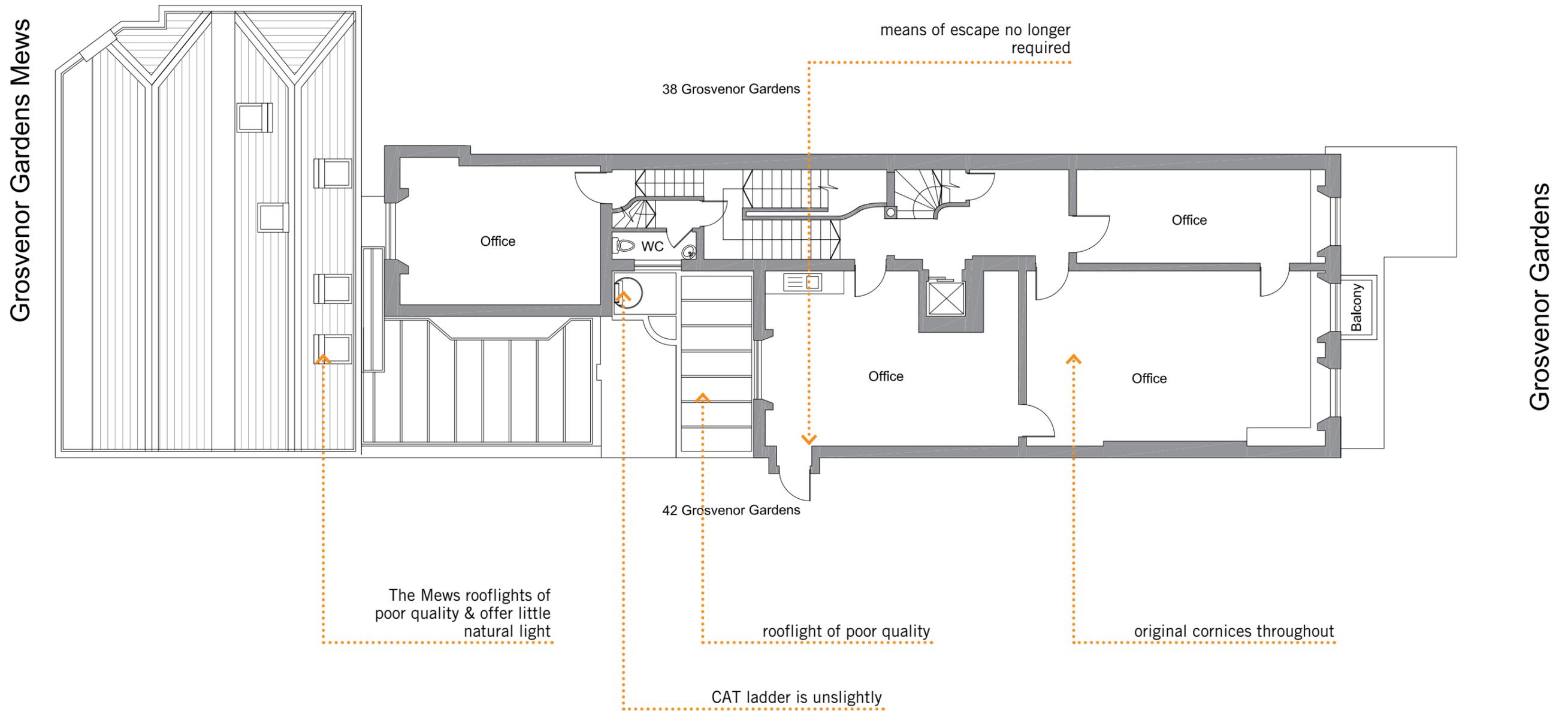
First Floor



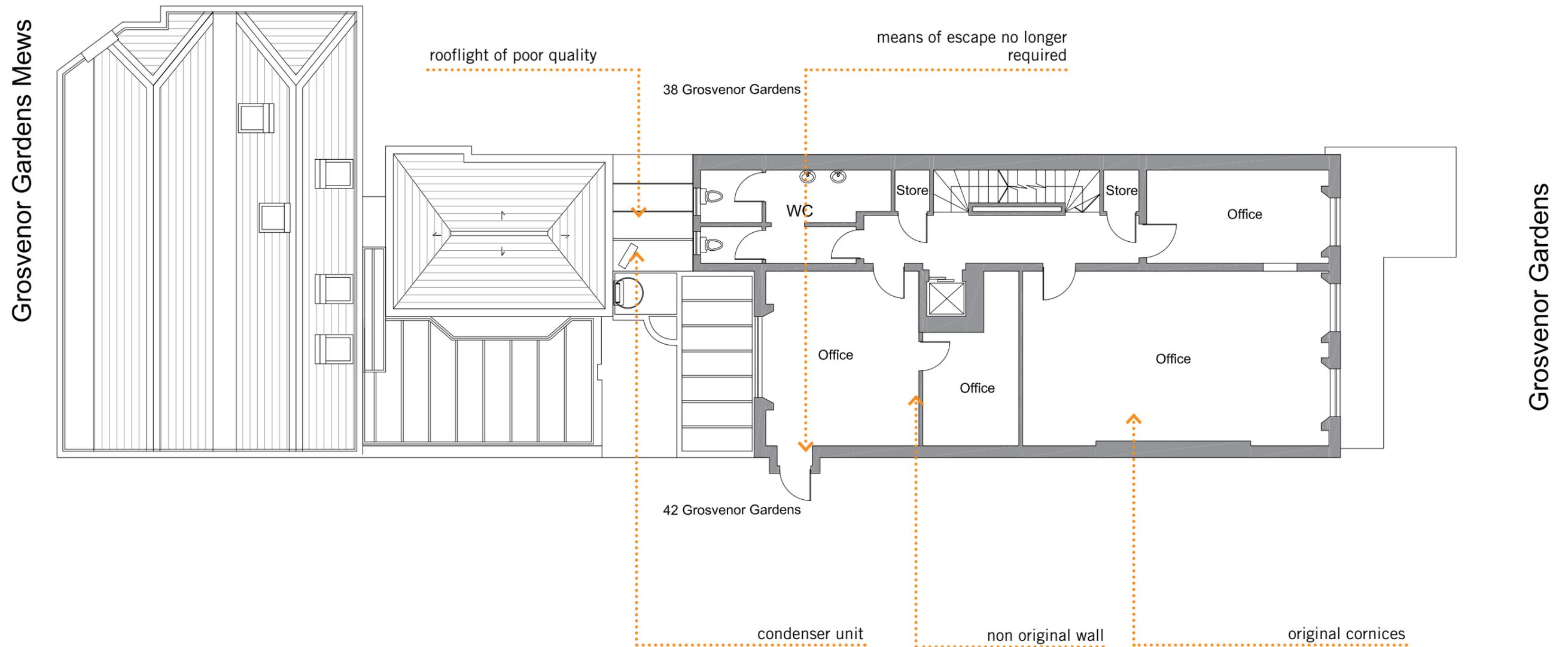
Existing Building - Appraisal

40 Grosvenor Gardens, SW1

Second Floor



Third Floor

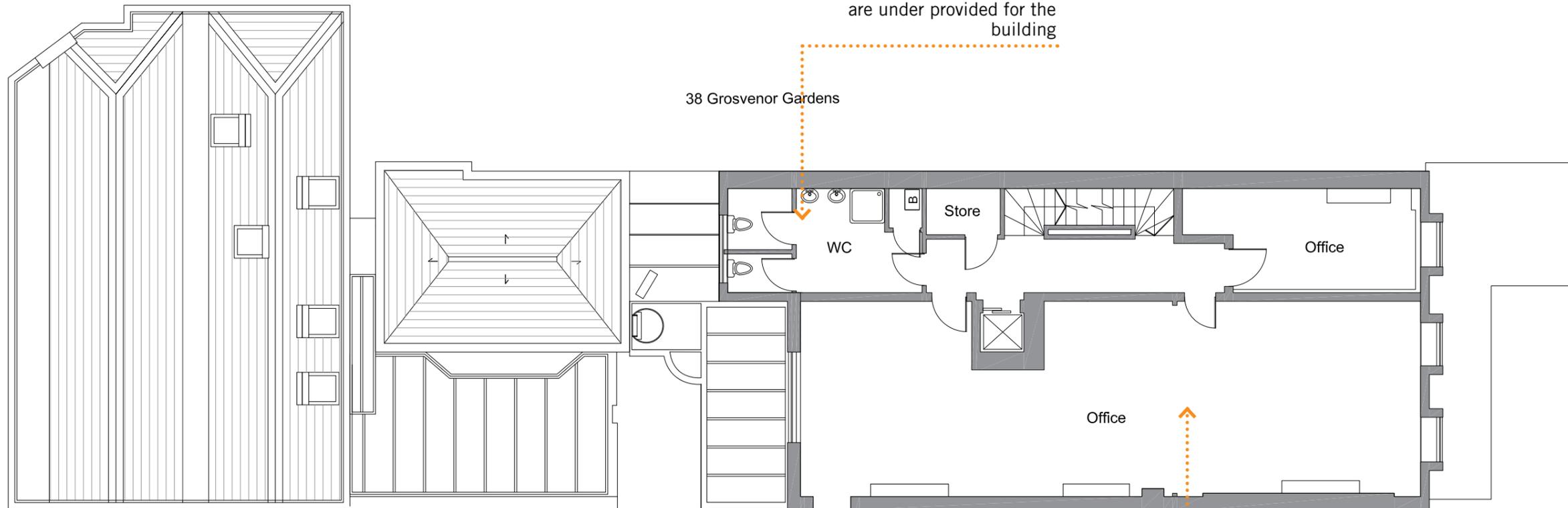


Existing Building - Appraisal

40 Grosvenor Gardens, SW1

Fourth Floor

Grosvenor Gardens Mews



WCs have poor layout and are under provided for the building

38 Grosvenor Gardens

42 Grosvenor Gardens

means of escape no longer required

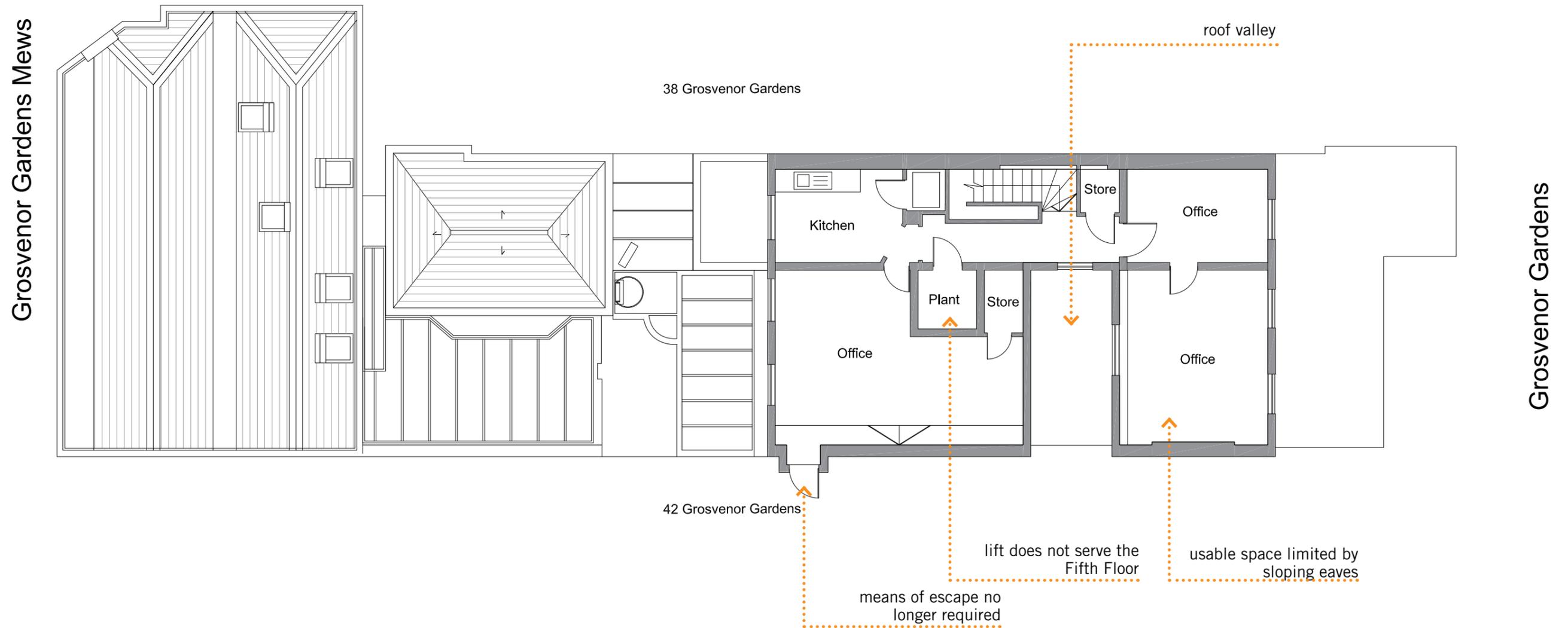
little historic features within the offices

Grosvenor Gardens

Existing Building Appraisal

40 Grosvenor Gardens, SW1

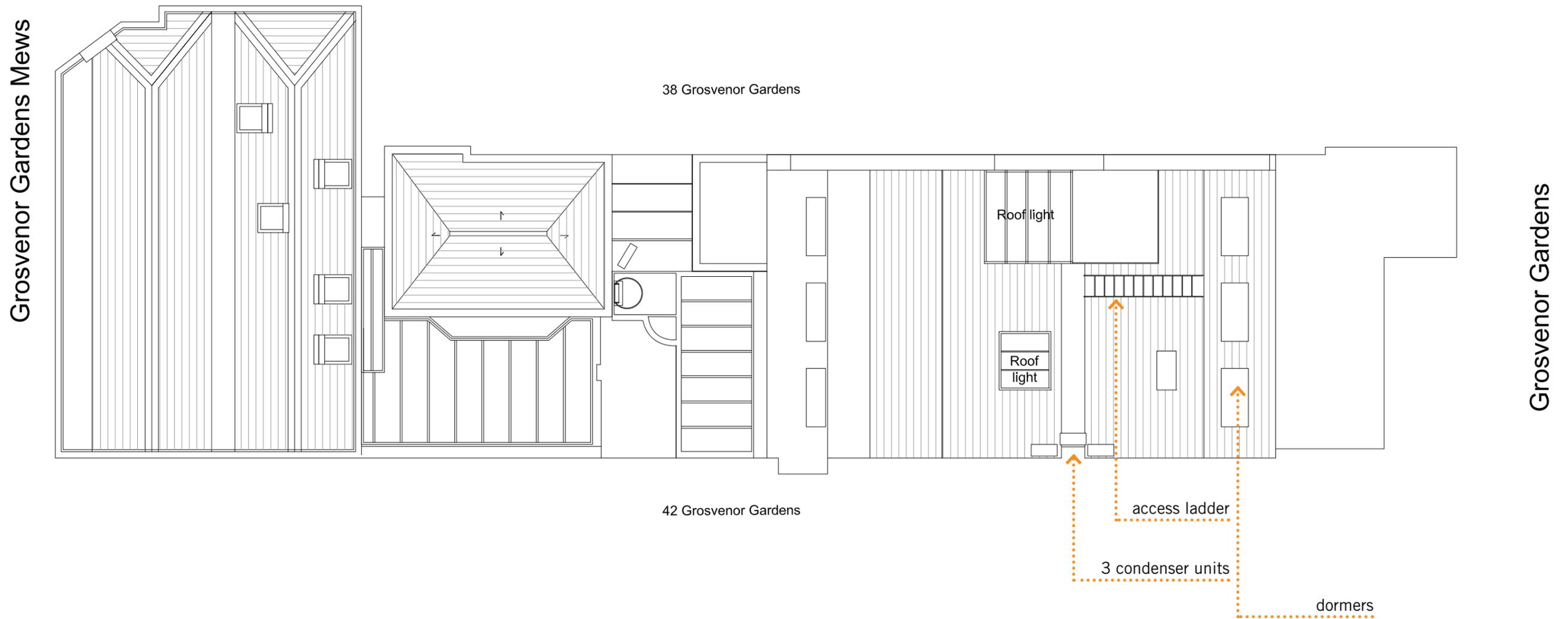
Fifth Floor



Existing Building - Appraisal

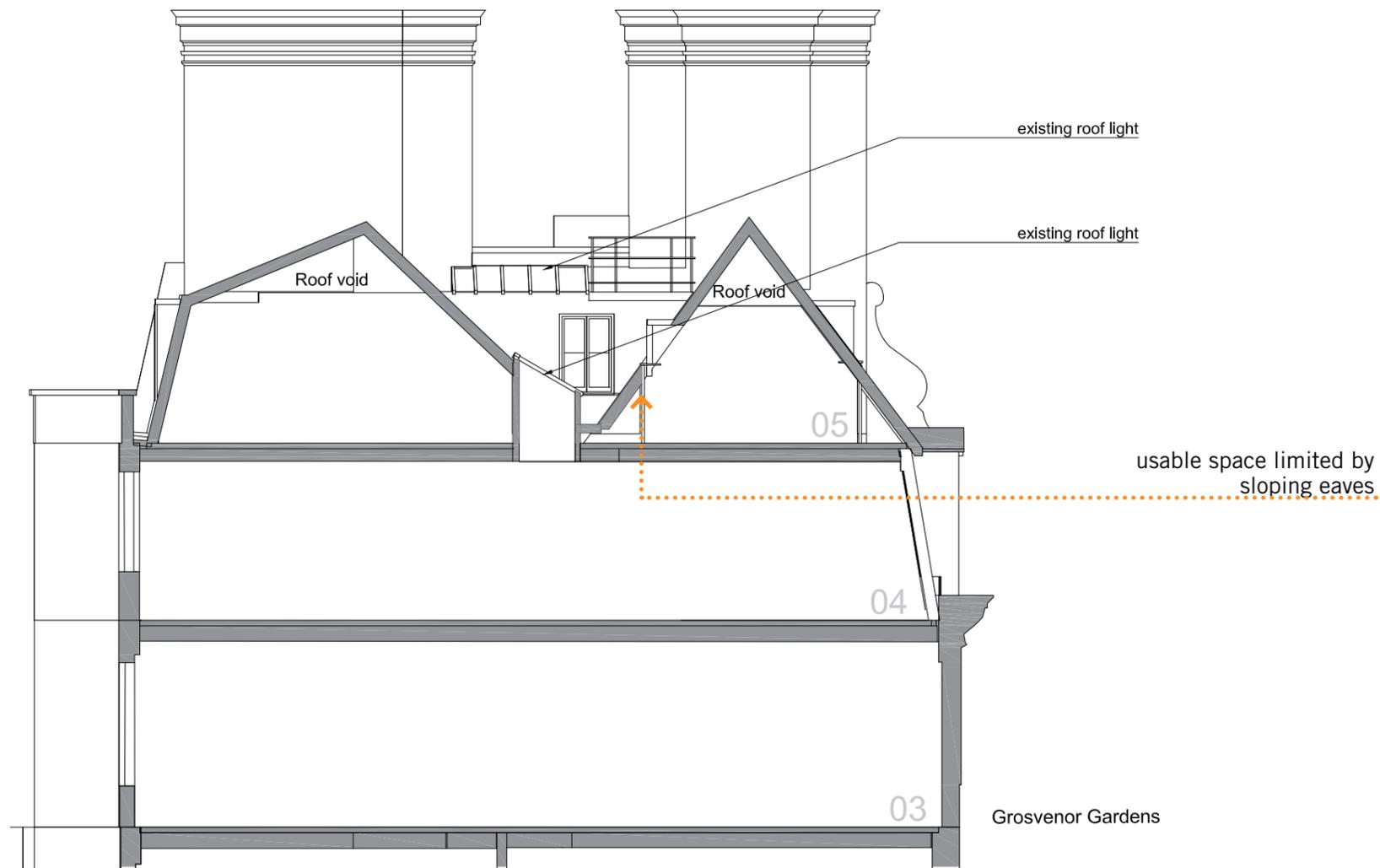
40 Grosvenor Gardens, SW1

Roof Plan



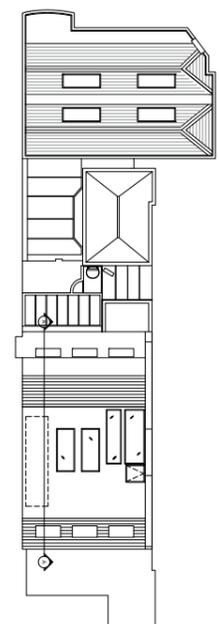
Existing Building Appraisal

40 Grosvenor Gardens, SW1



Section AA

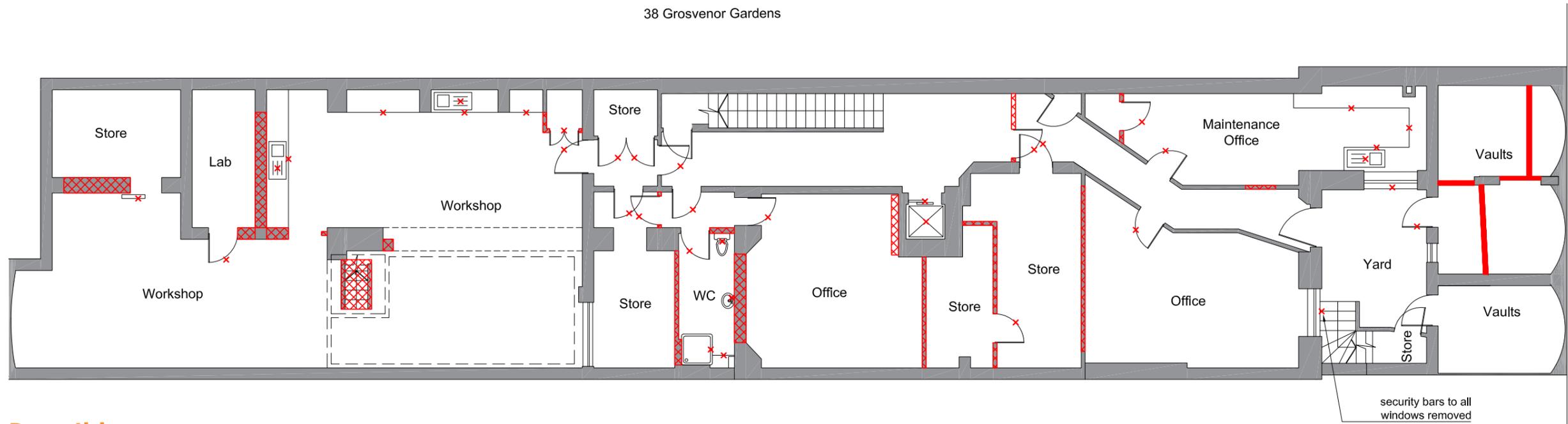
Key plan



PROPOSED REFURBISHMENT PLANS

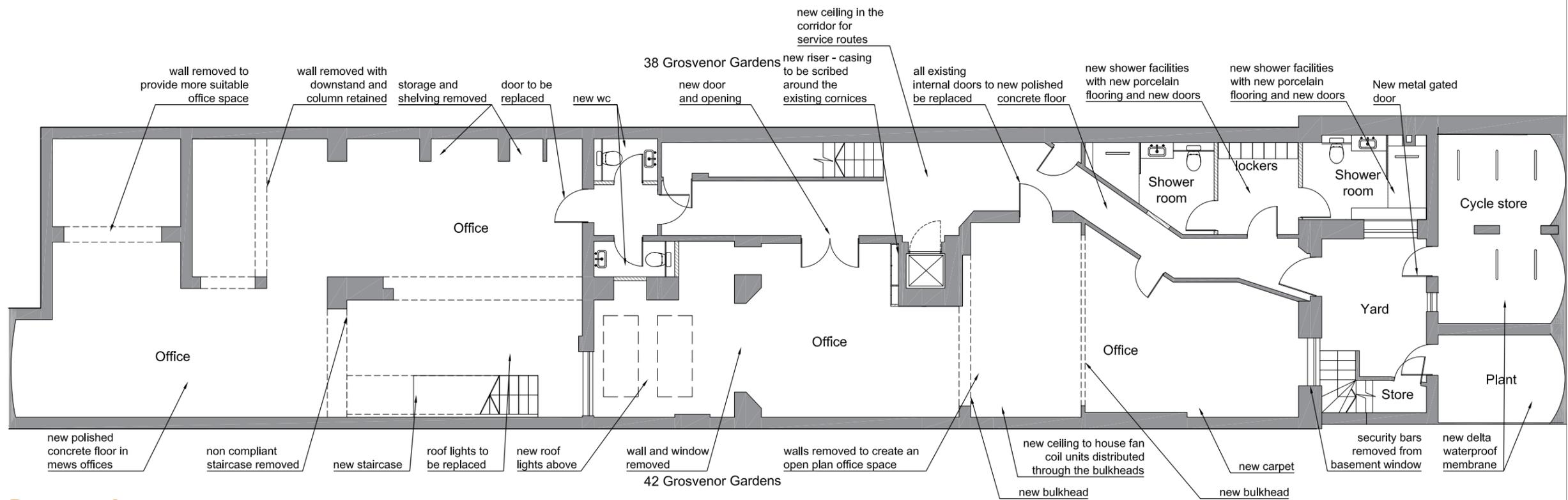
Lower Ground Floor

40 Grosvenor Gardens, SW1



Demolition

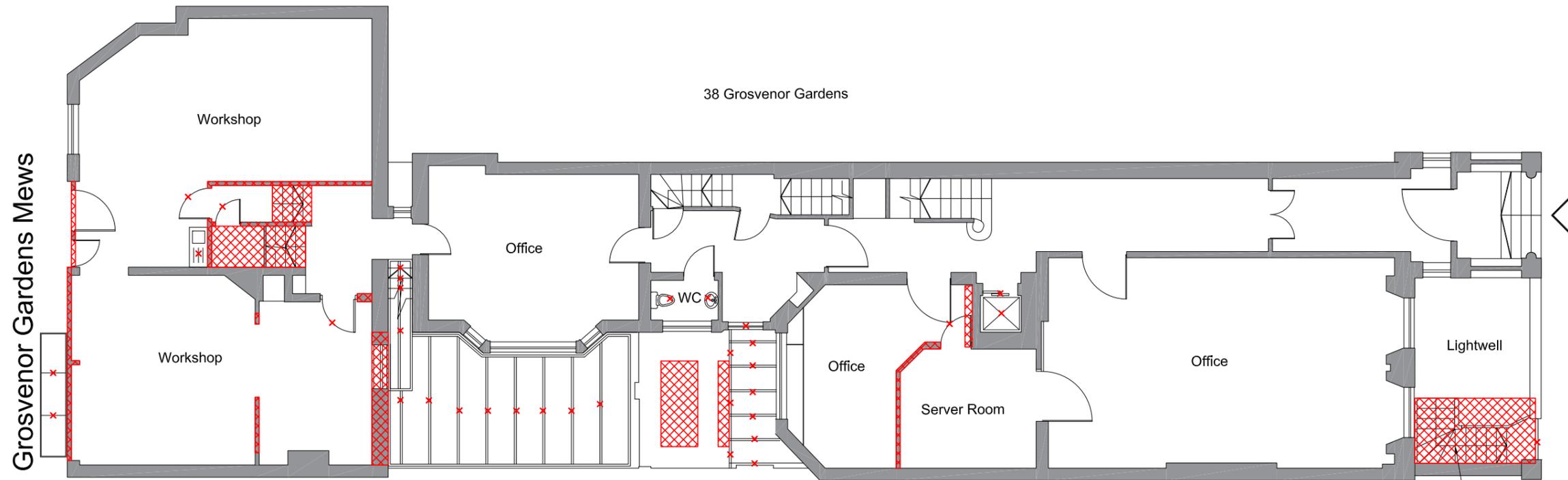
42 Grosvenor Gardens



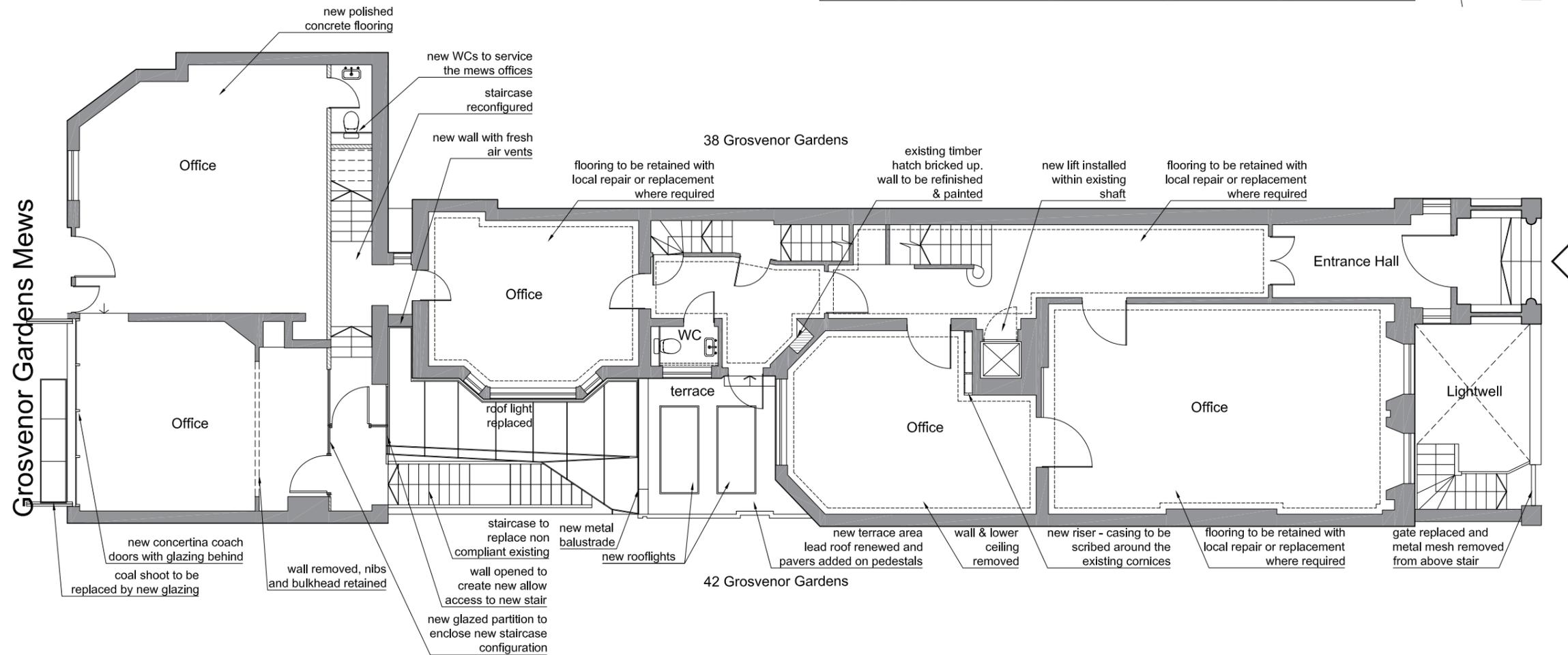
Proposed

Ground Floor

40 Grosvenor Gardens, SW1



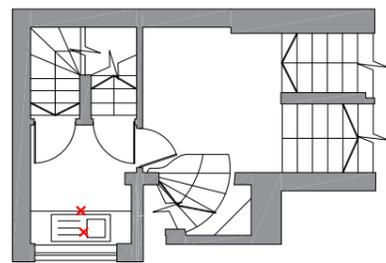
Demolition



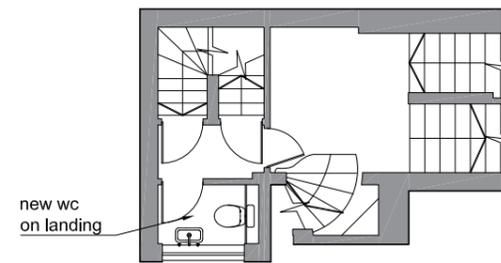
Proposed

Mezzanine Floor

40 Grosvenor Gardens, SW1



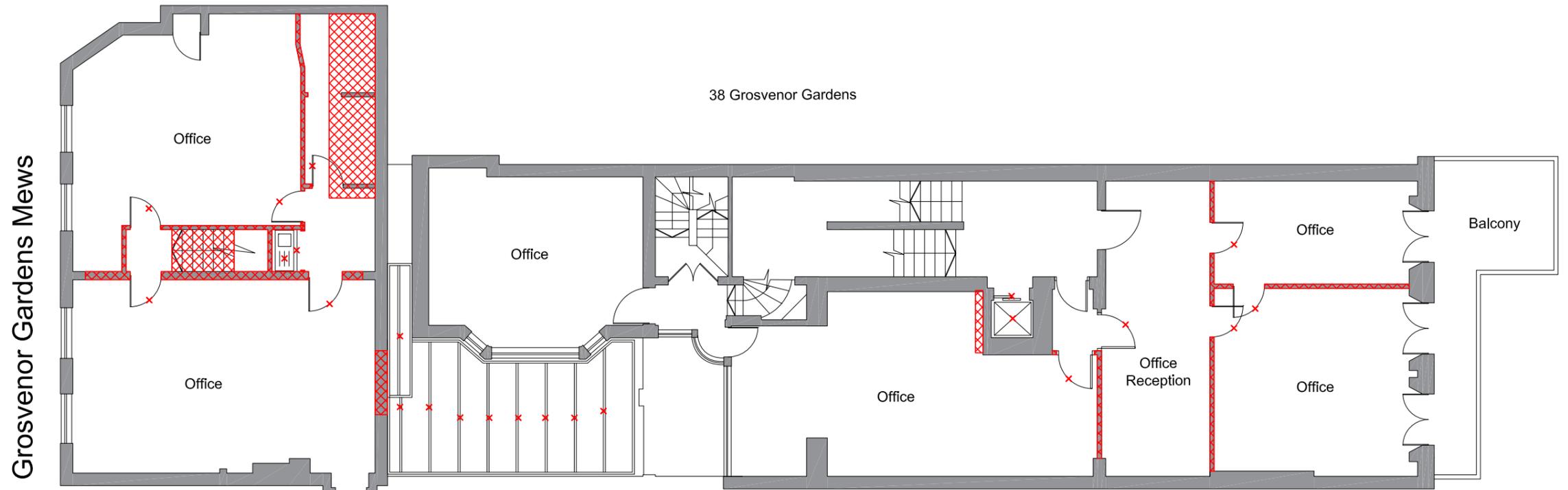
Demolition



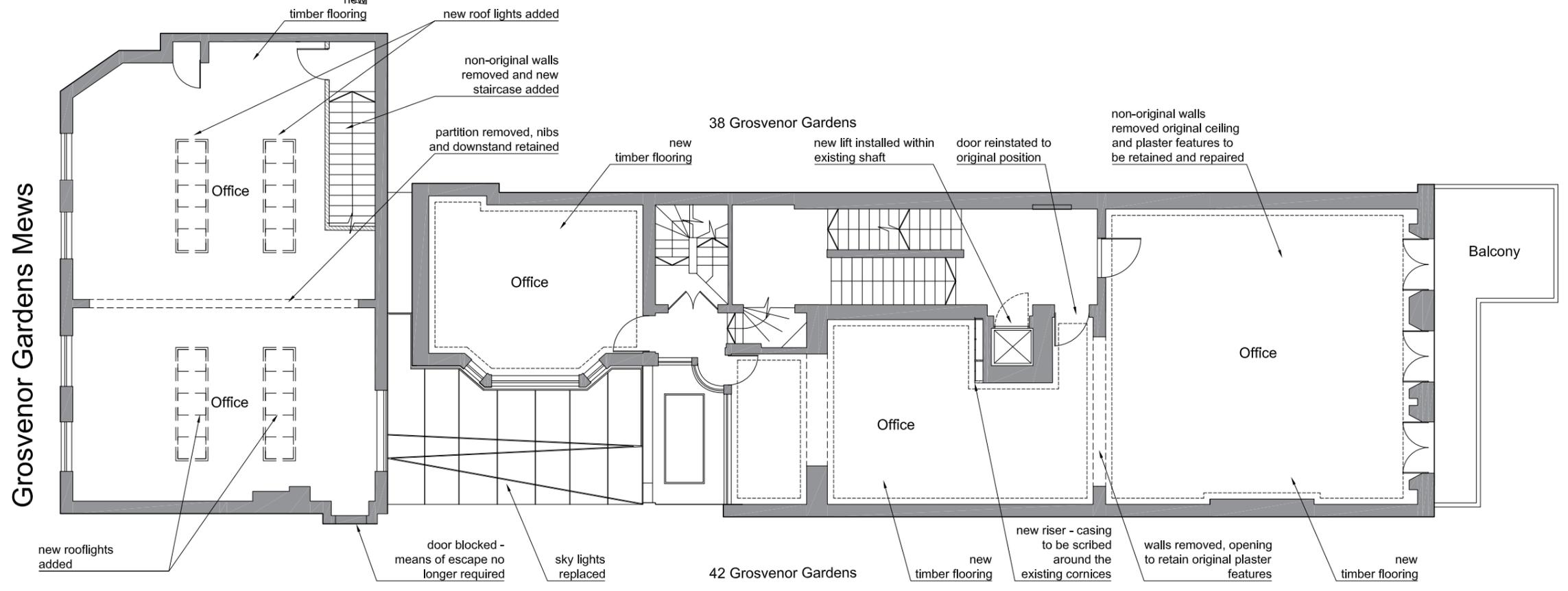
Proposed

First Floor

40 Grosvenor Gardens, SW1



Demolition



Proposed

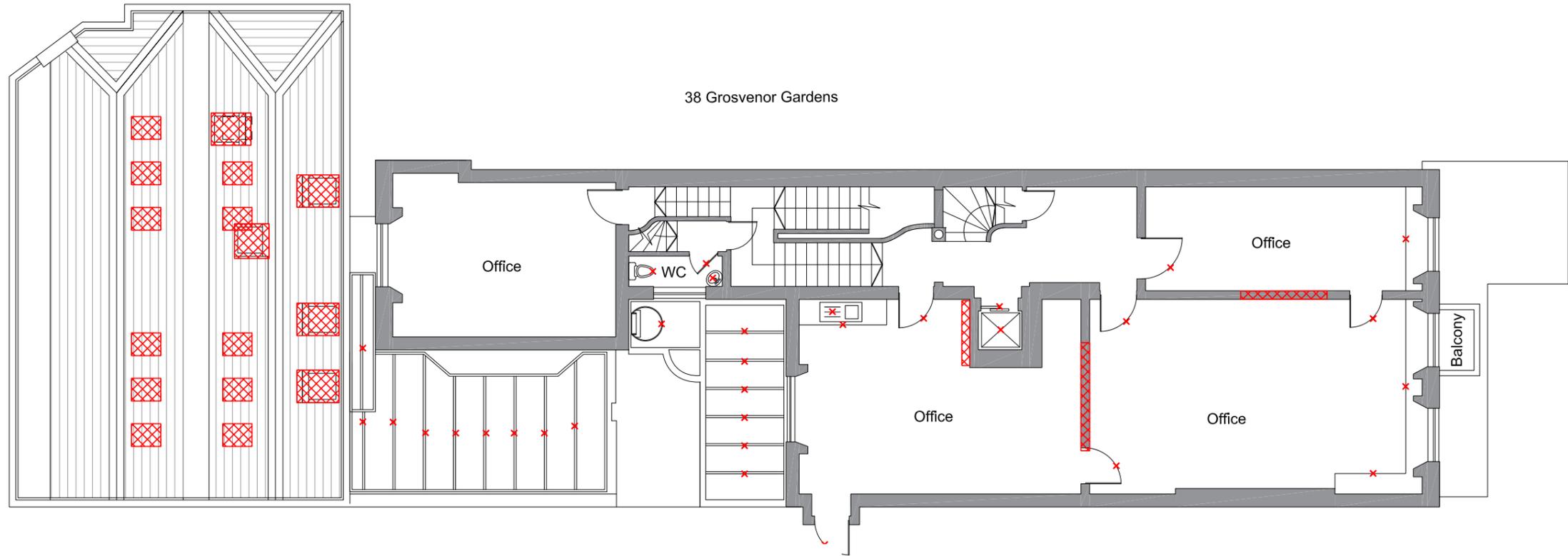
Grosvenor Gardens

Grosvenor Gardens

Second Floor

40 Grosvenor Gardens, SW1

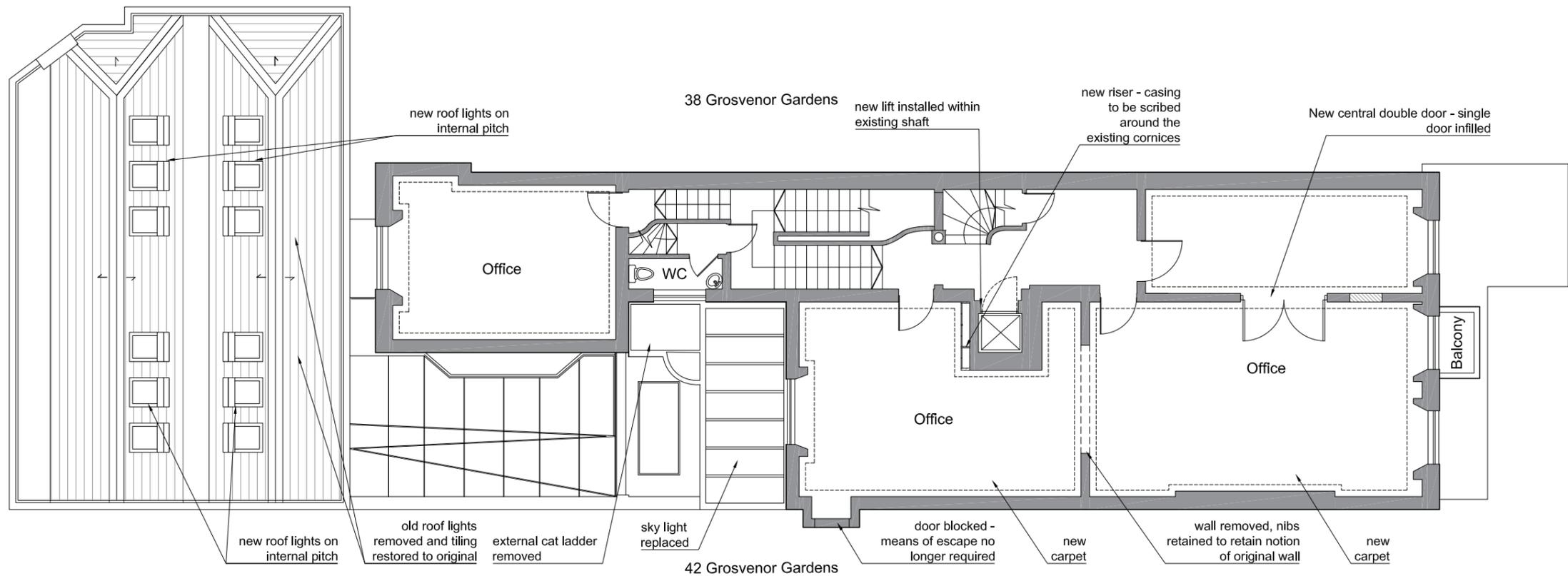
Grosvenor Gardens Mews



Grosvenor Gardens

Demolition

Grosvenor Gardens Mews



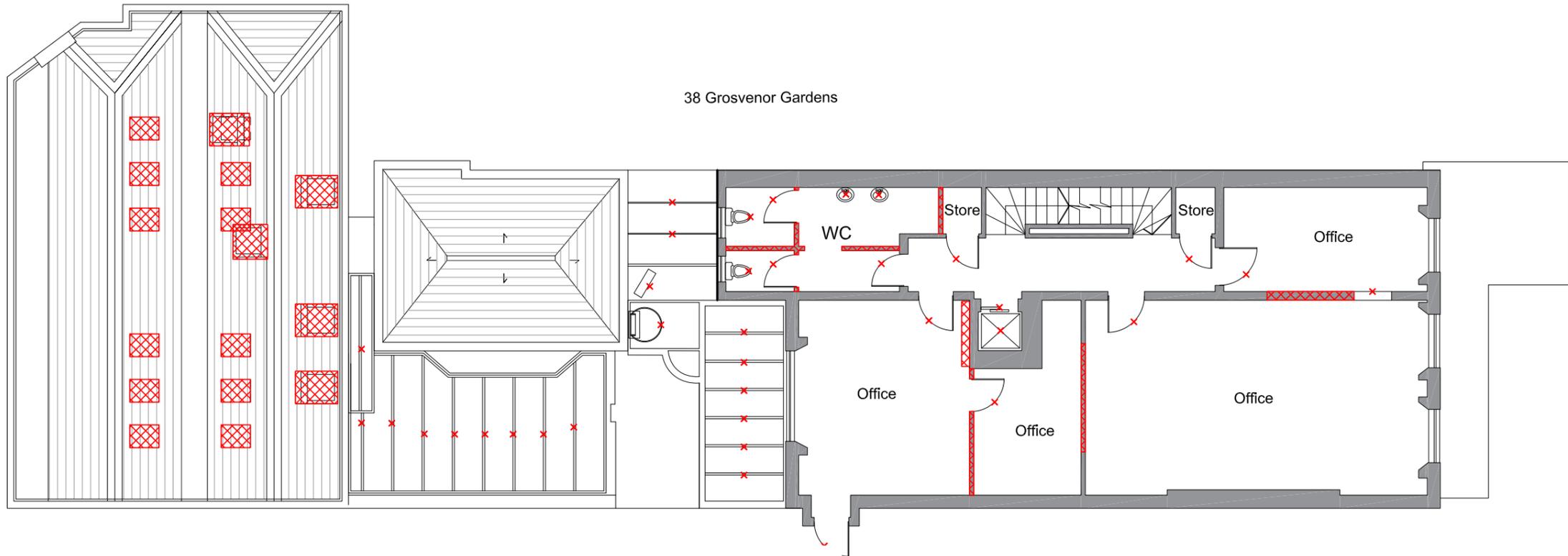
Grosvenor Gardens

Proposed

Third Floor

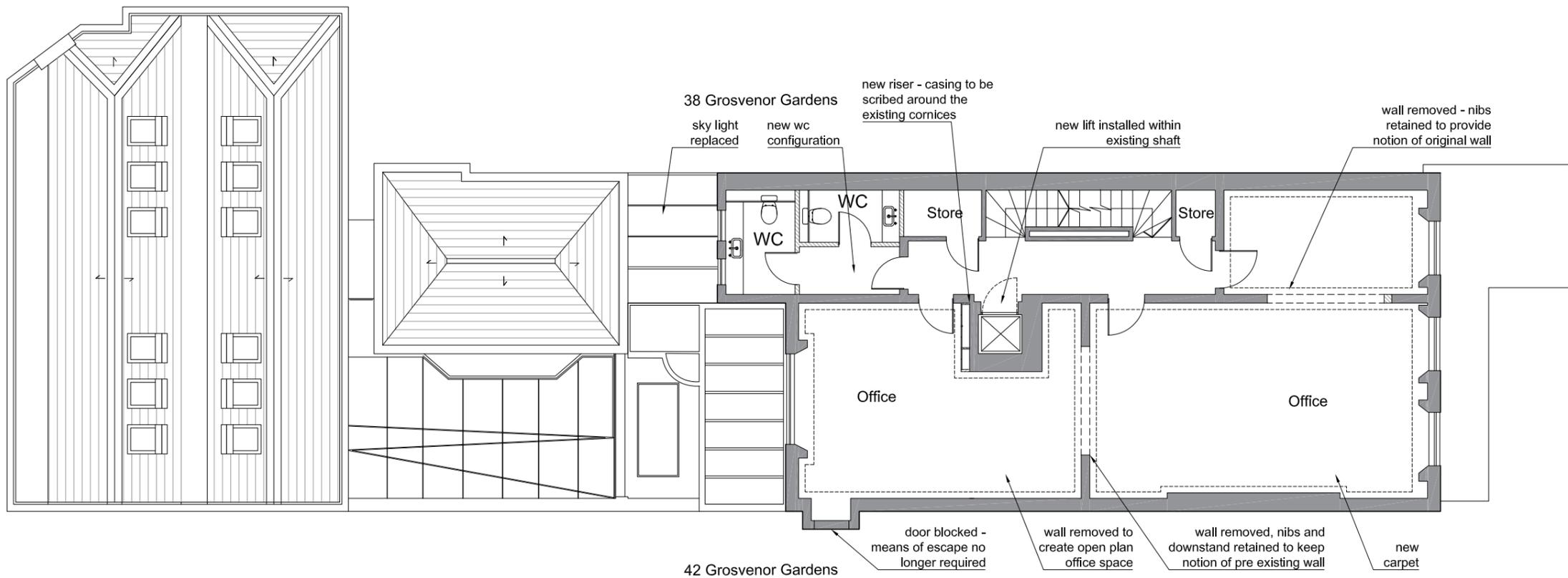
40 Grosvenor Gardens, SW1

Grosvenor Gardens Mews



Grosvenor Gardens

Demolition



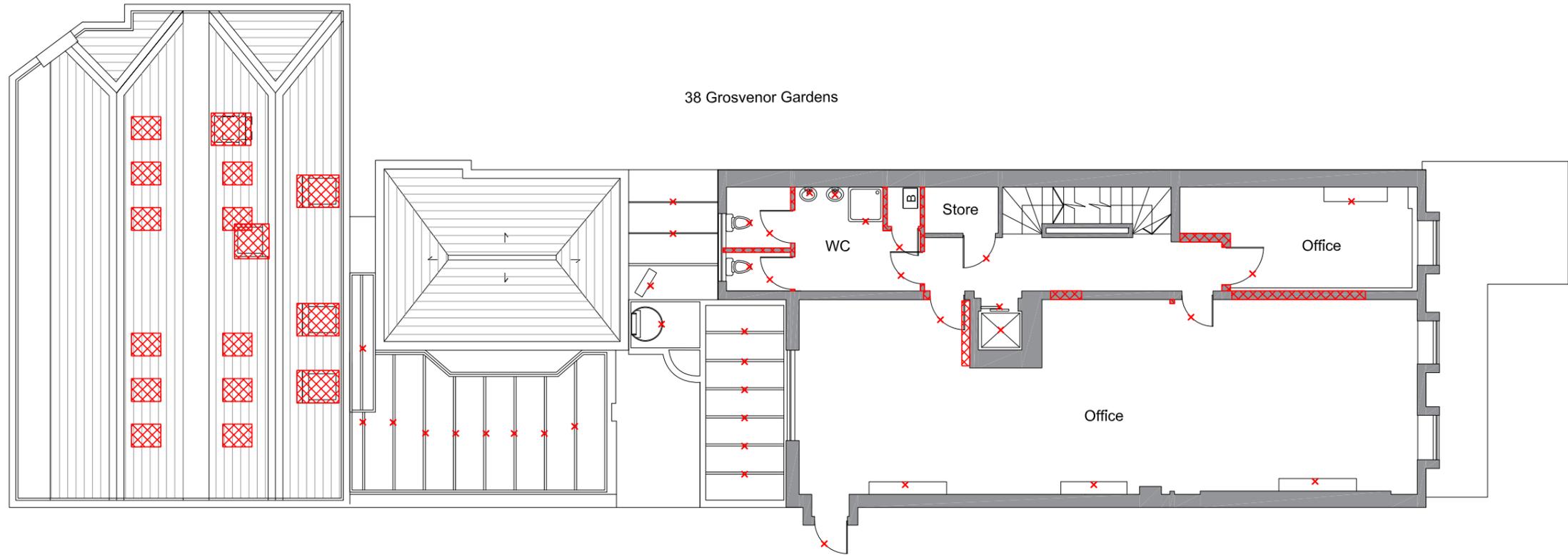
Grosvenor Gardens

Proposed

Fourth Floor

40 Grosvenor Gardens, SW1

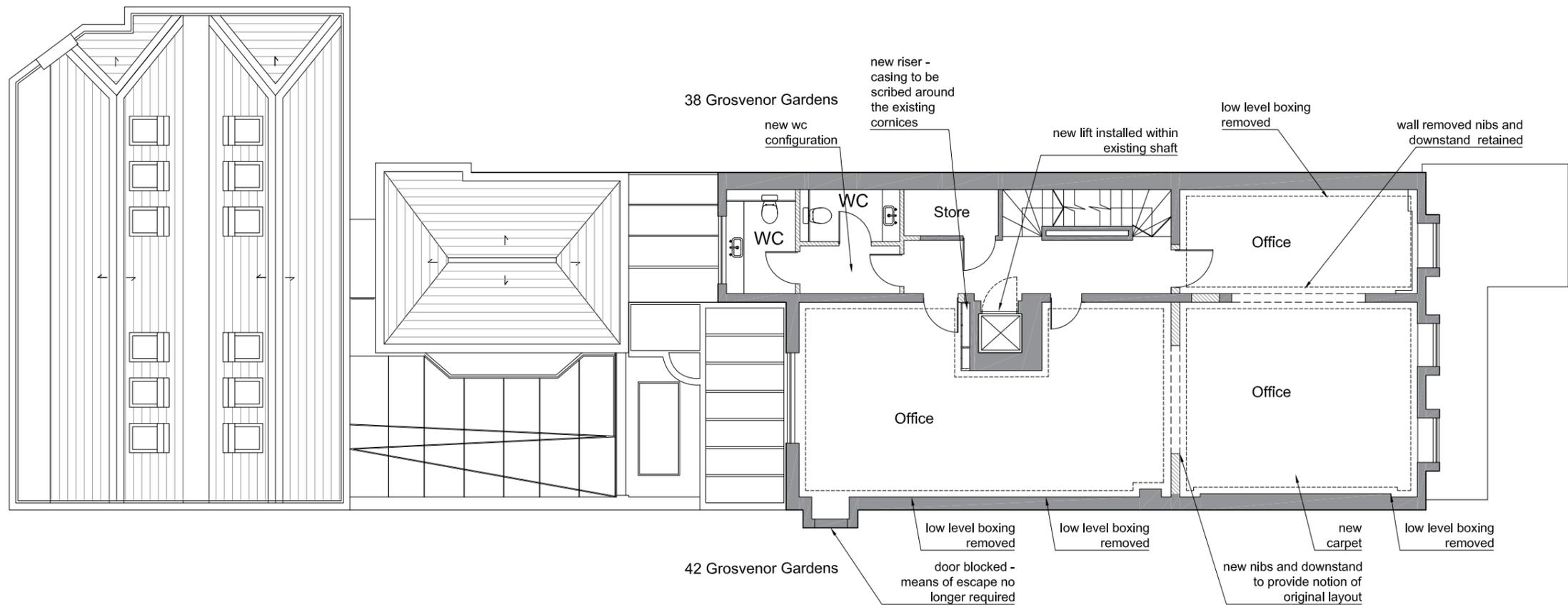
Grosvenor Gardens Mews



Grosvenor Gardens

Demolition

Grosvenor Gardens Mews



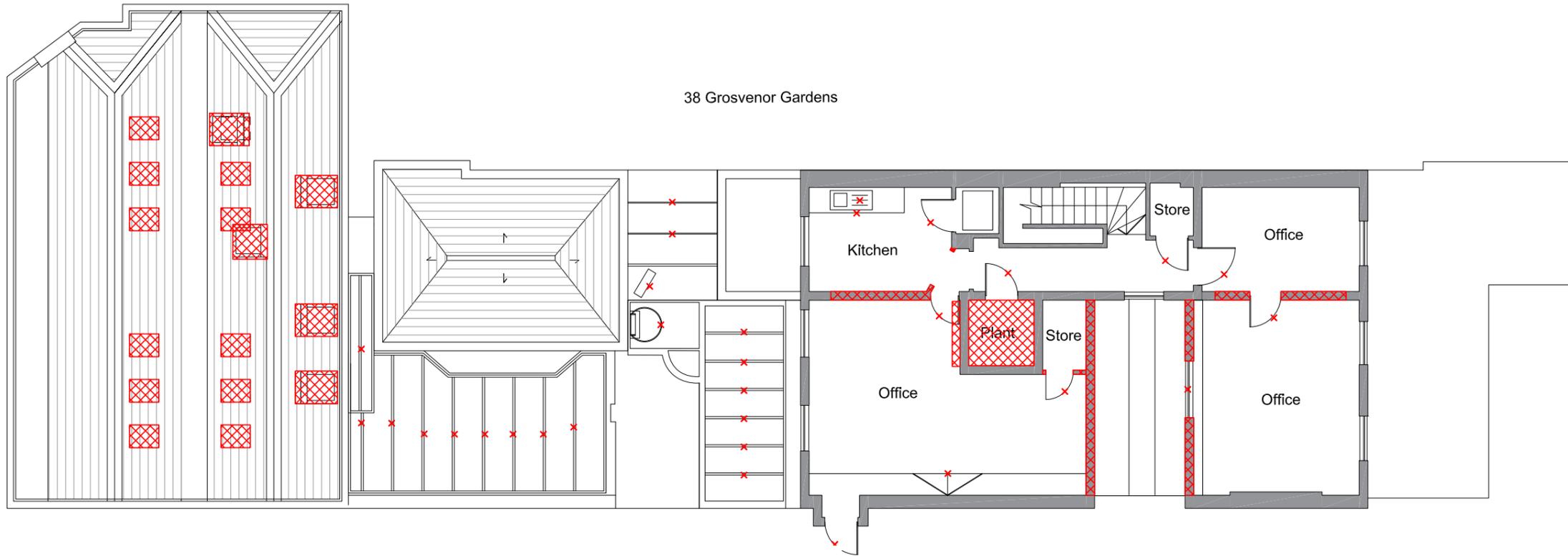
Grosvenor Gardens

Proposed

Fifth Floor

40 Grosvenor Gardens, SW1

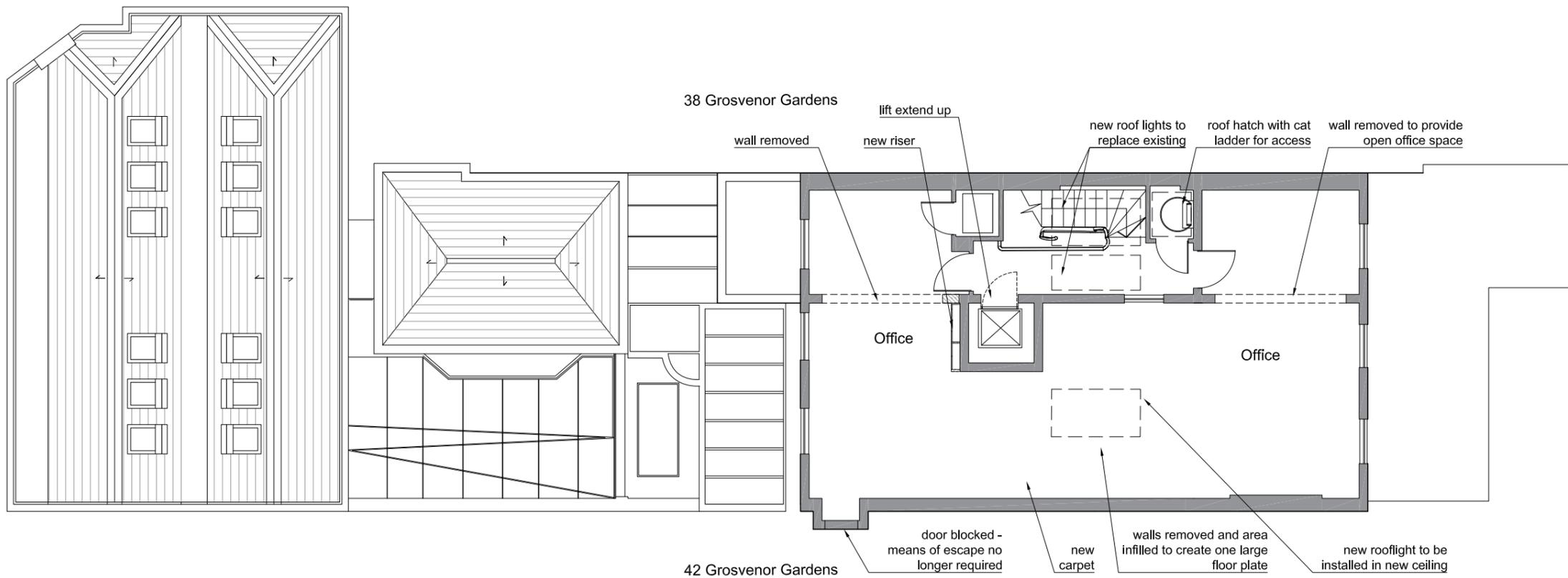
Grosvenor Gardens Mews



Grosvenor Gardens

Demolition

Grosvenor Gardens Mews

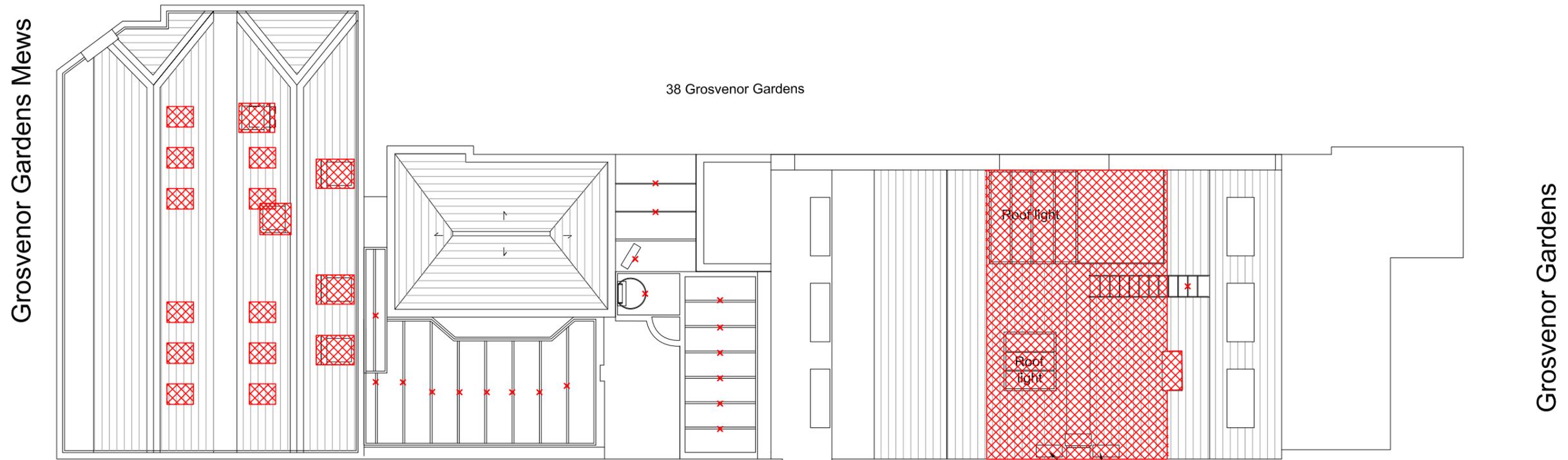


Grosvenor Gardens

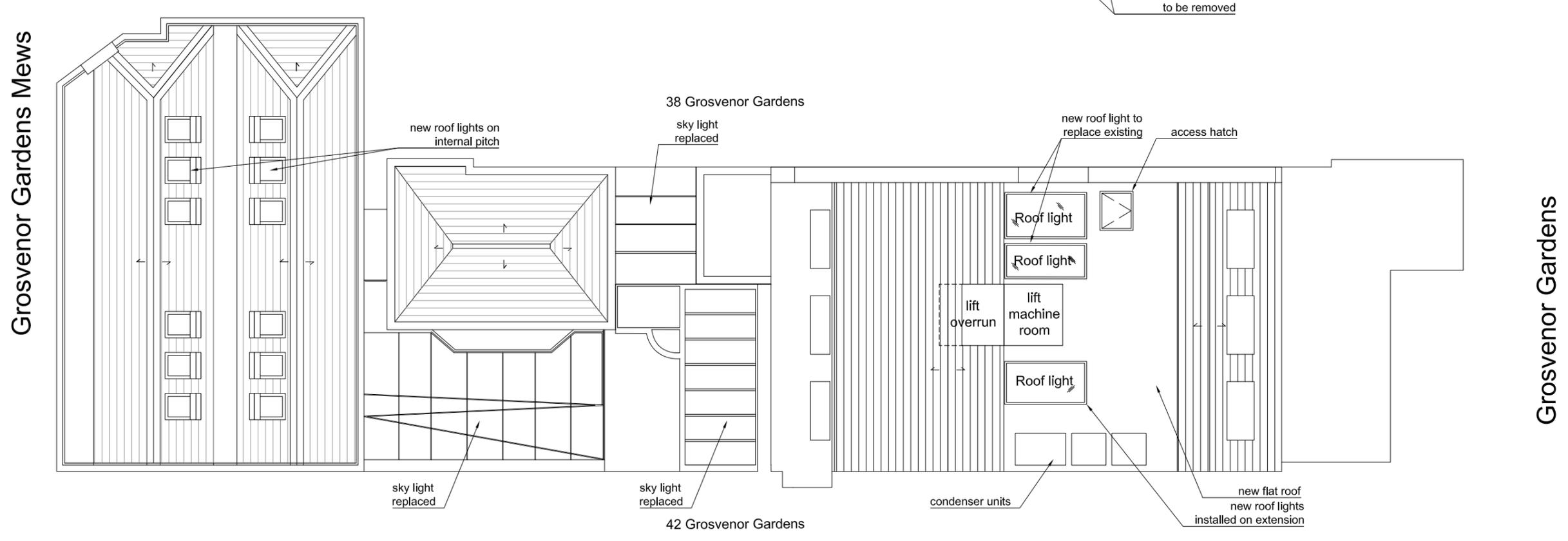
Proposed

Roof Plan

40 Grosvenor Gardens, SW1



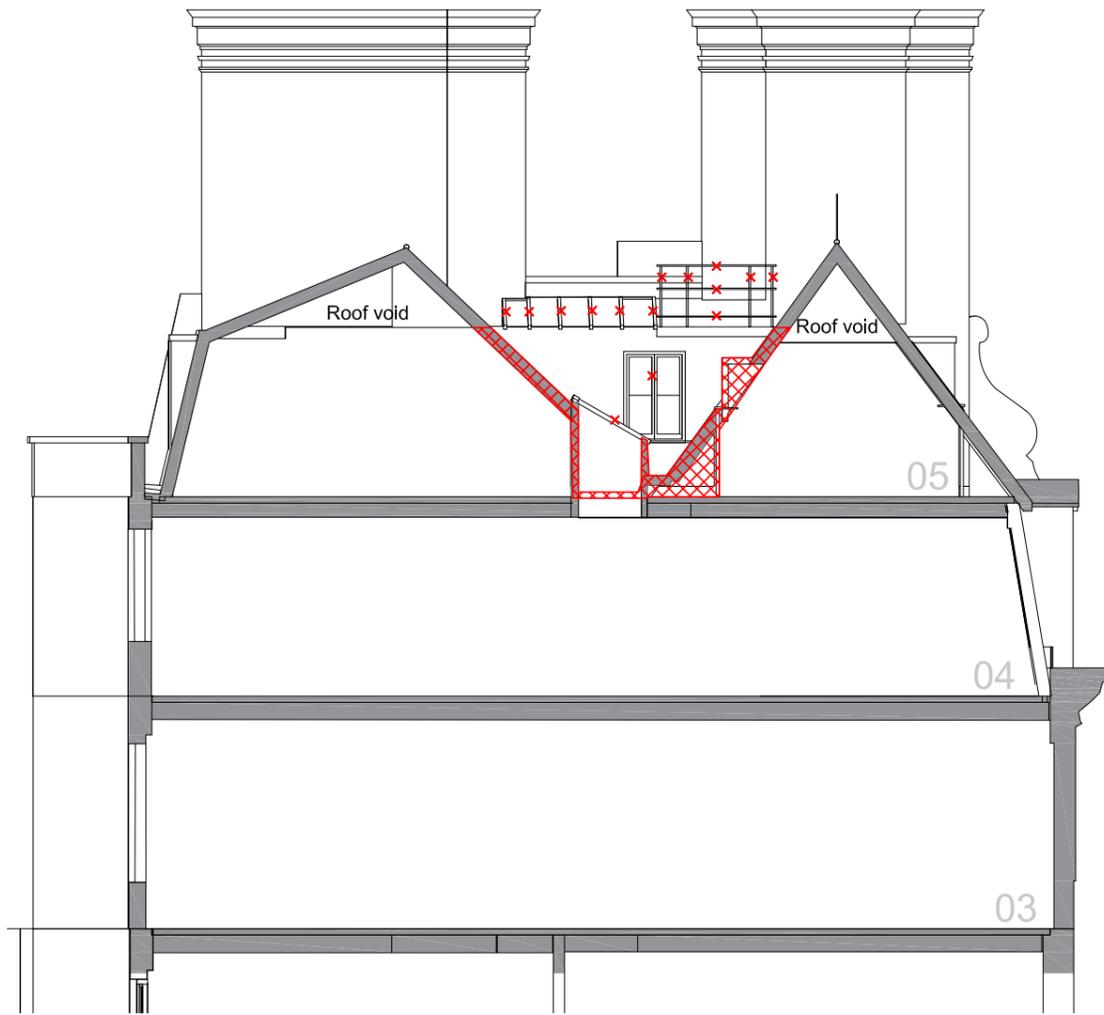
Demolition



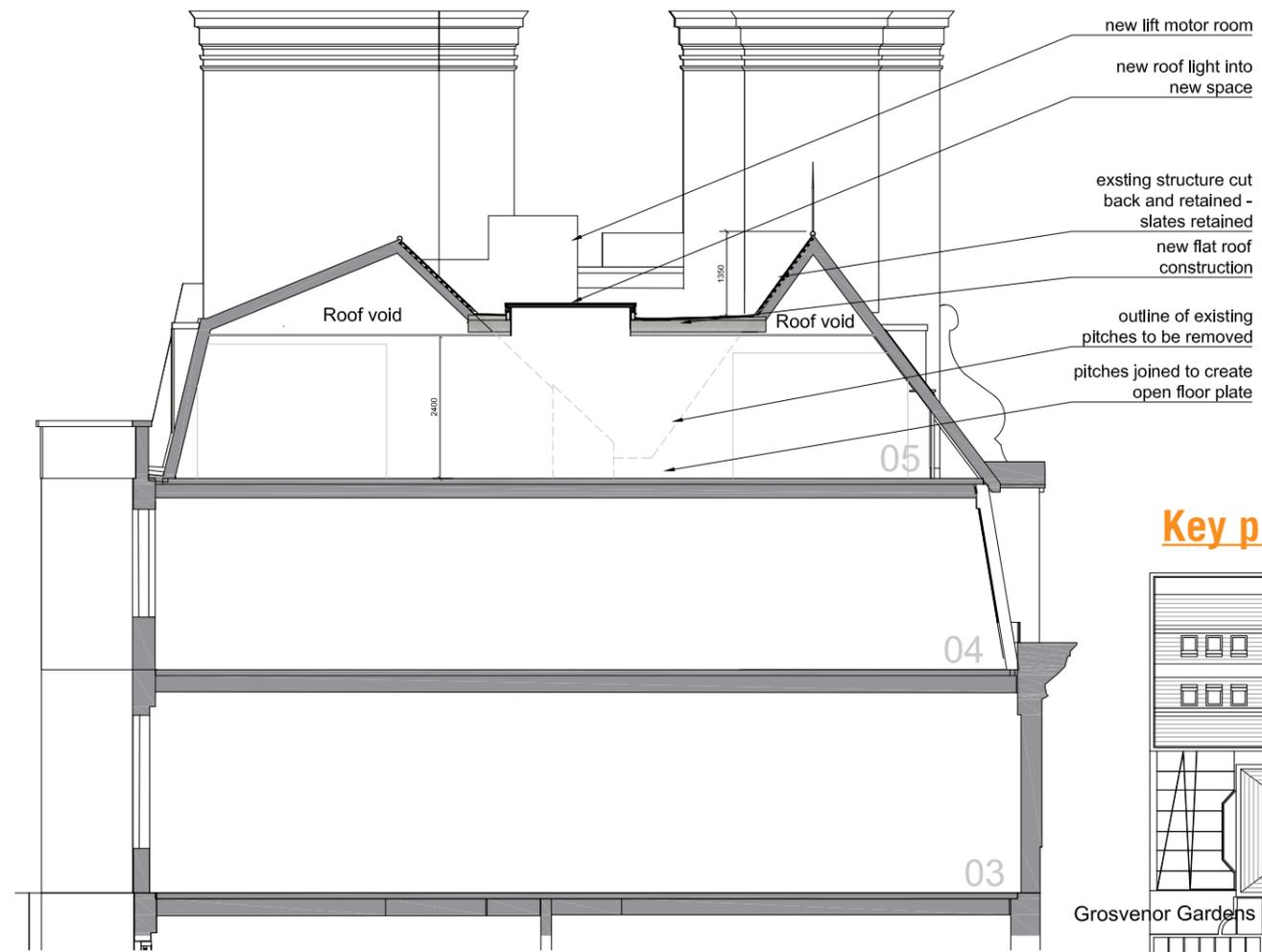
Proposed

Section AA

40 Grosvenor Gardens, SW1



Demolition



Proposed

- new lift motor room
- new roof light into new space
- existing structure cut back and retained - slates retained
- new flat roof construction
- outline of existing pitches to be removed
- pitches joined to create open floor plate

Key plan

