

Apartment 701, ROMNEY HOUSE

London SW1P 3RA

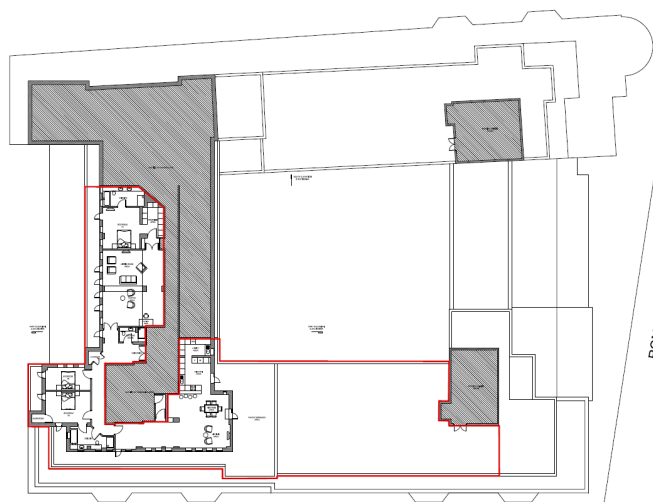


DESIGN AND ACCESS STATEMENT
Jan 2021

Apt 701 Romney House. Design & access statement KALKWARF ARCHITECTS



1.01 Aerial view of apartment and terrace outlined in red



1.02 Site plan with apartment and terraces outlined in red

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1. Introduction

The proposal is a development of the existing approval to allow development of the acquired terrace.

2. Existing Building

The existing building was converted into 169 flats by Westminster Council in 2002 with car parking, commercial and retail units.

It is mainly brick faced with red stock bricks, and has stone copings and detailing to lower window surrounds and ground floor facade (see cover photograph).

3. Planning considerations and Design Constraints

Romney House is on the edge of the Smith Square Conservation Area but is not listed or within a conservation area.

Apartment 701 received planning permission Ref: 16/03776/FULL for a roof level extension to the apartment in 2016, work on which has already started.



3.01 View to South with Magistrates Building in behind



3.02 View to West and Home Office Building across Marsham Street



3.03 View of terrace

3. Planning Considerations and Design Constraints (continued)

The terrace is overlooked from the South by high level windows and at night security lights on the Westminster Magistrates Building to the South. The terrace also overlooks flats on the upper floors to the East on the opposite side of the internal courtyard. (see photo 3.01). Also overlooked by the Home office to the West across Marsham Street (see photo 3.02).

4. Proposals and Design Principles

The apartment and terrace is at the seventh floor and open to strong winds at this height.

The proposal is to extend the terrace to the extent shown on the attached plans. This includes: glass balustrading around the main terrace and along the full length of the Marsham Street side; roof covering of decking and tiles; pergolas above decking and kitchen as proposed terrace plan.

The extension is to be as already approved apart from some of the windows moved slightly to work with necessary structure.

Scale

The scale is kept at a relatively low level of no more than 2m above the terrace to the perimeter balustrading. The pergolas are slightly higher at 2.6m above decking but are located away from the Marsham Street side, and can not be seen therefore from street level.

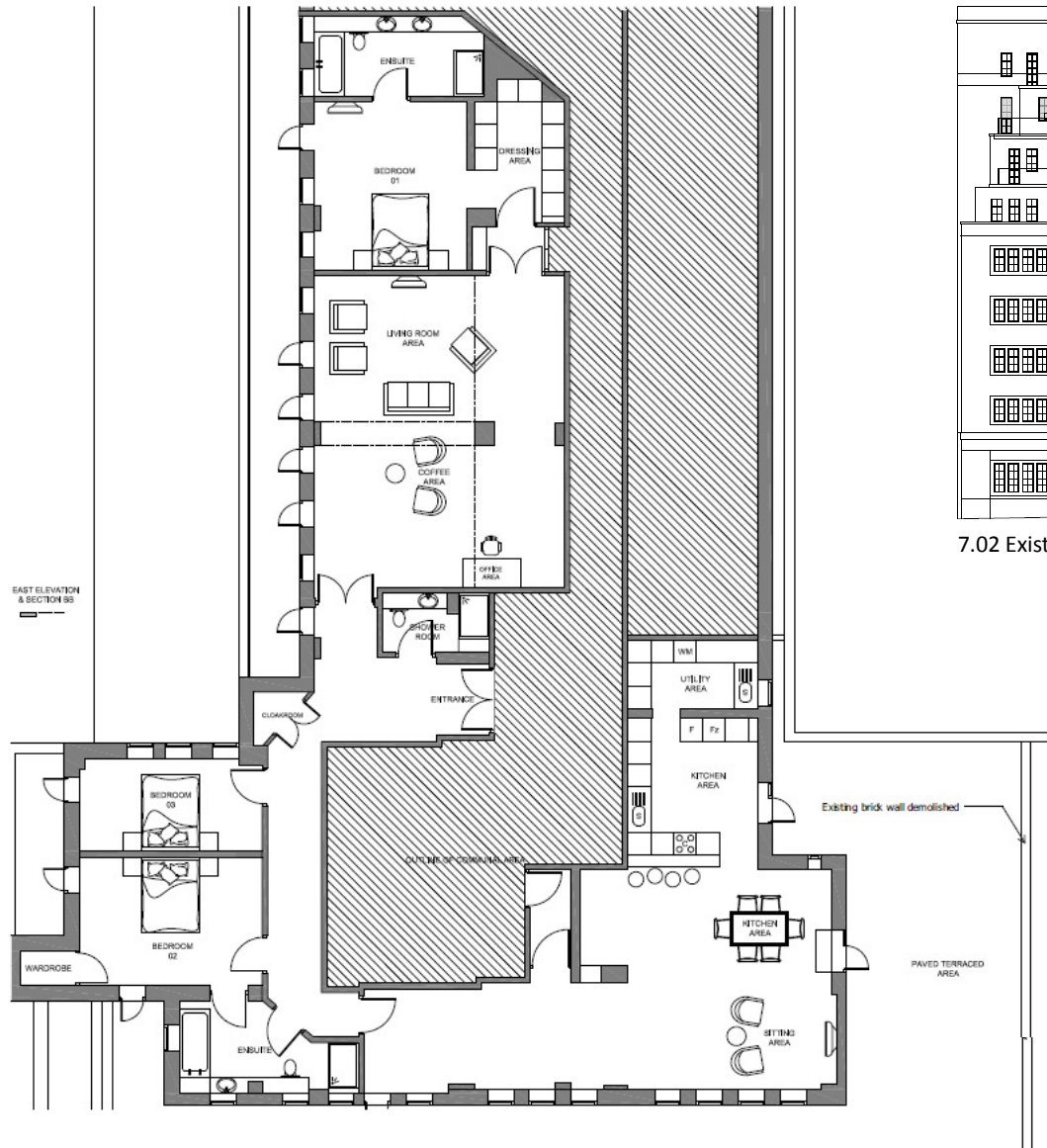
Matching Details

The balustrading is to be glass with no framework so relatively inconspicuous.

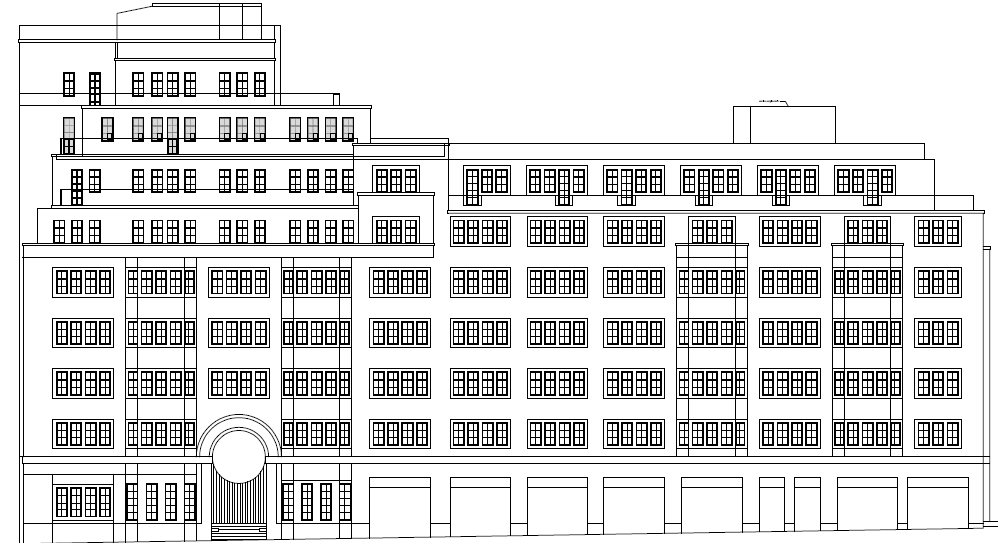
5. Conclusions

This is a relatively minor variation to the existing approval and although raises the height of the balustrading to its perimeter slightly, makes it less conspicuous by removing all of the framework (see photo 3.02). All the other aspects are predominantly shielded by the balustrading apart from windows on apartments above this level.

7.01 Appendix Drawings: Existing Plans and Elevations



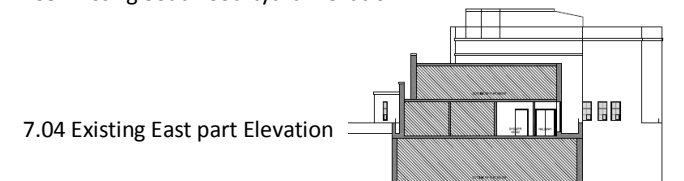
7.01 Existing floor Plan



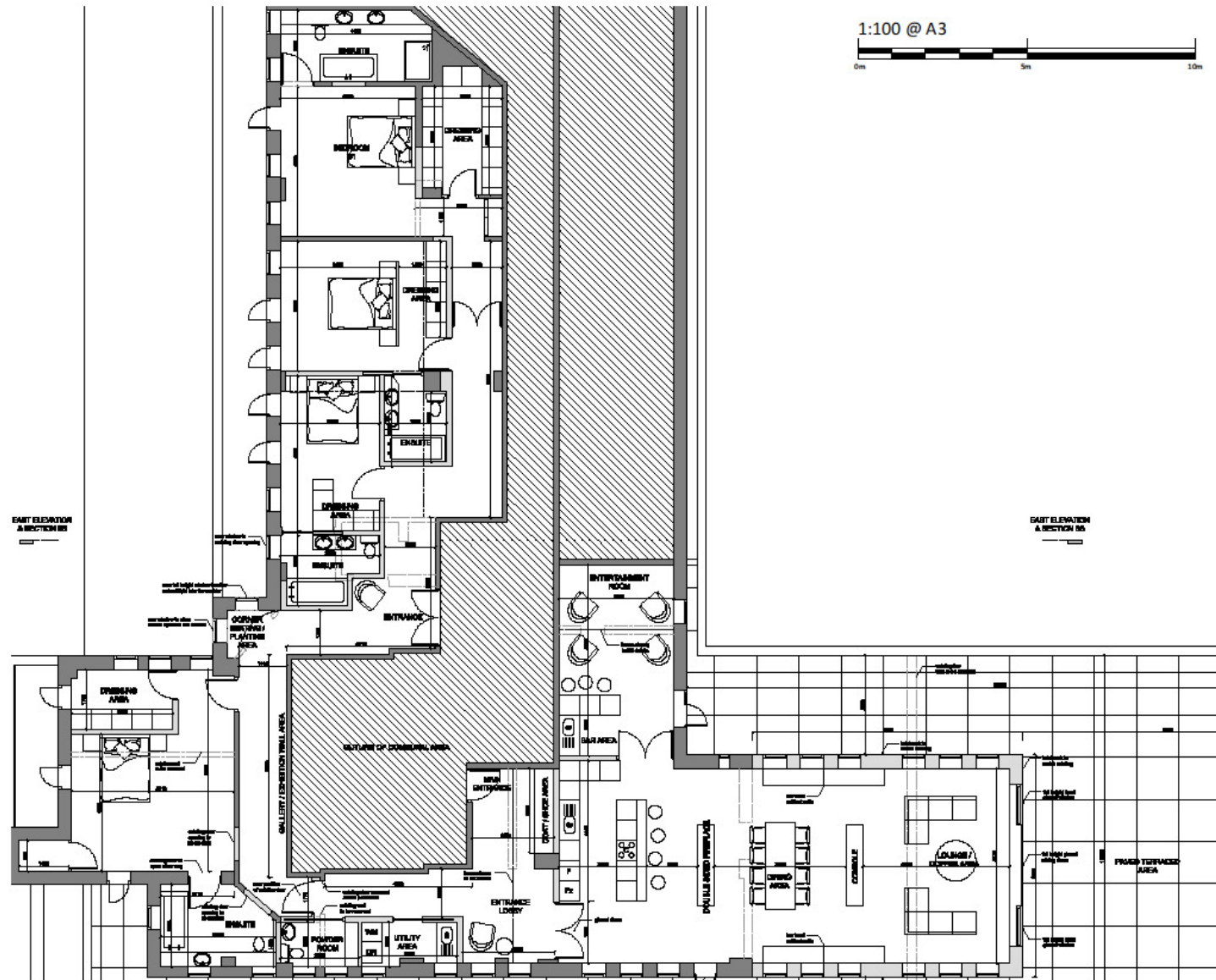
7.02 Existing West Elevation



7.03 Existing South Courtyard Elevation



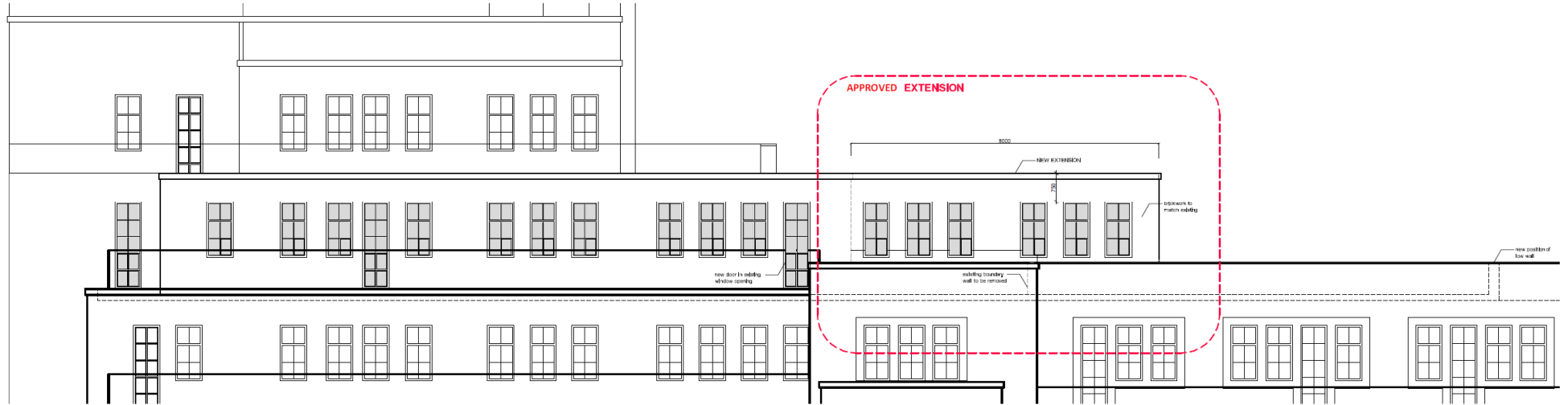
7.04 Existing East part Elevation



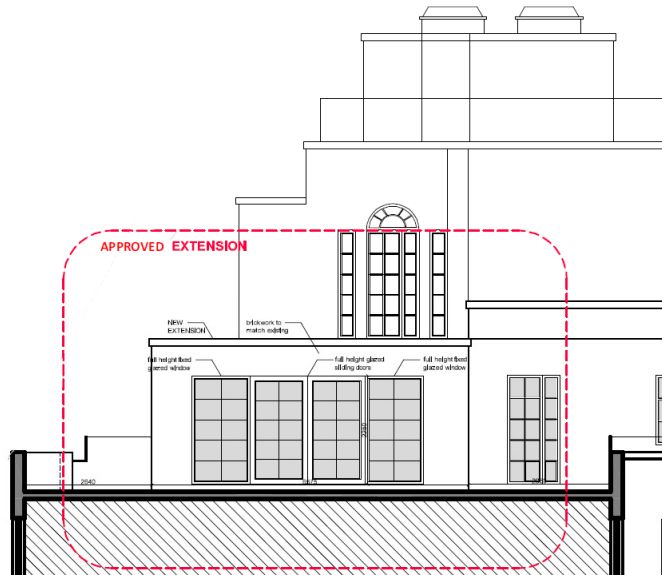
7.05 Approved floor Plan

7.03 Appendix

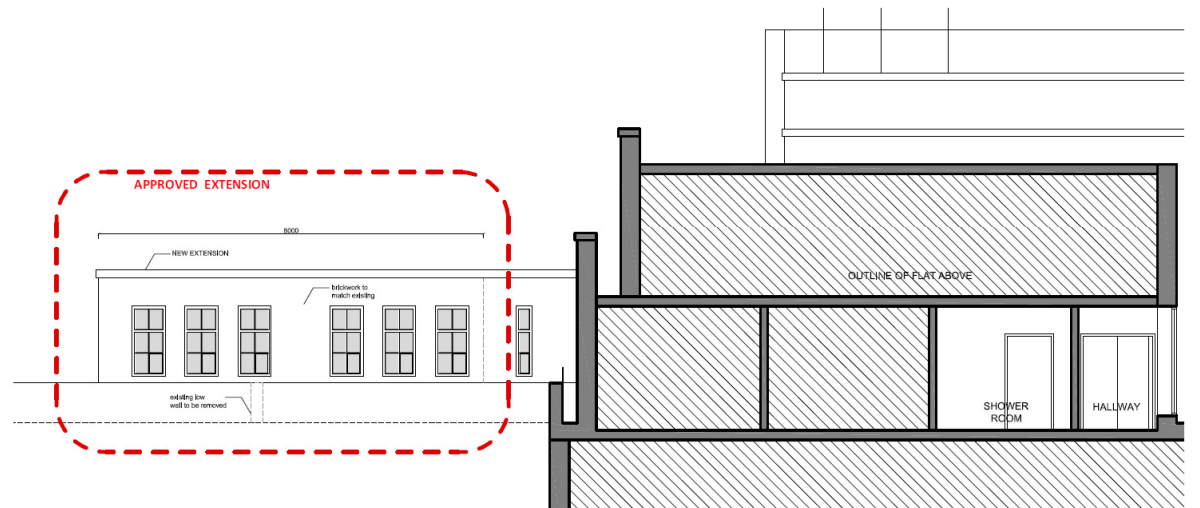
Drawings: Approved Elevations



7.06 Approved West Elevation



7.07 Approved South Elevation



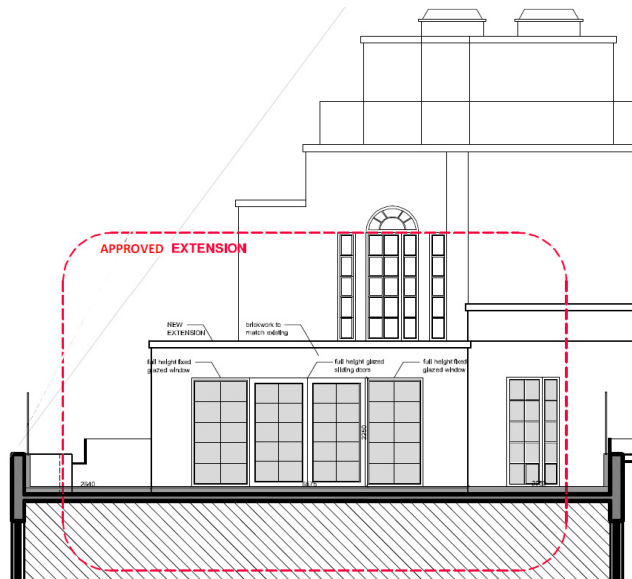
7.08 Approved East Elevation

7.04 Appendix

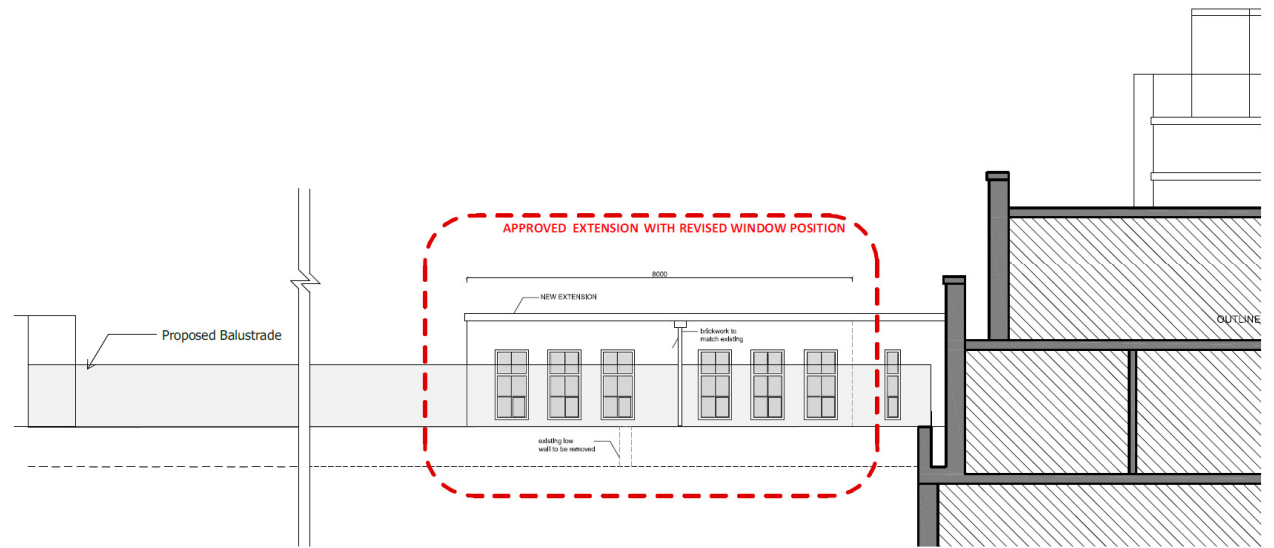
Drawings: Proposed Elevations



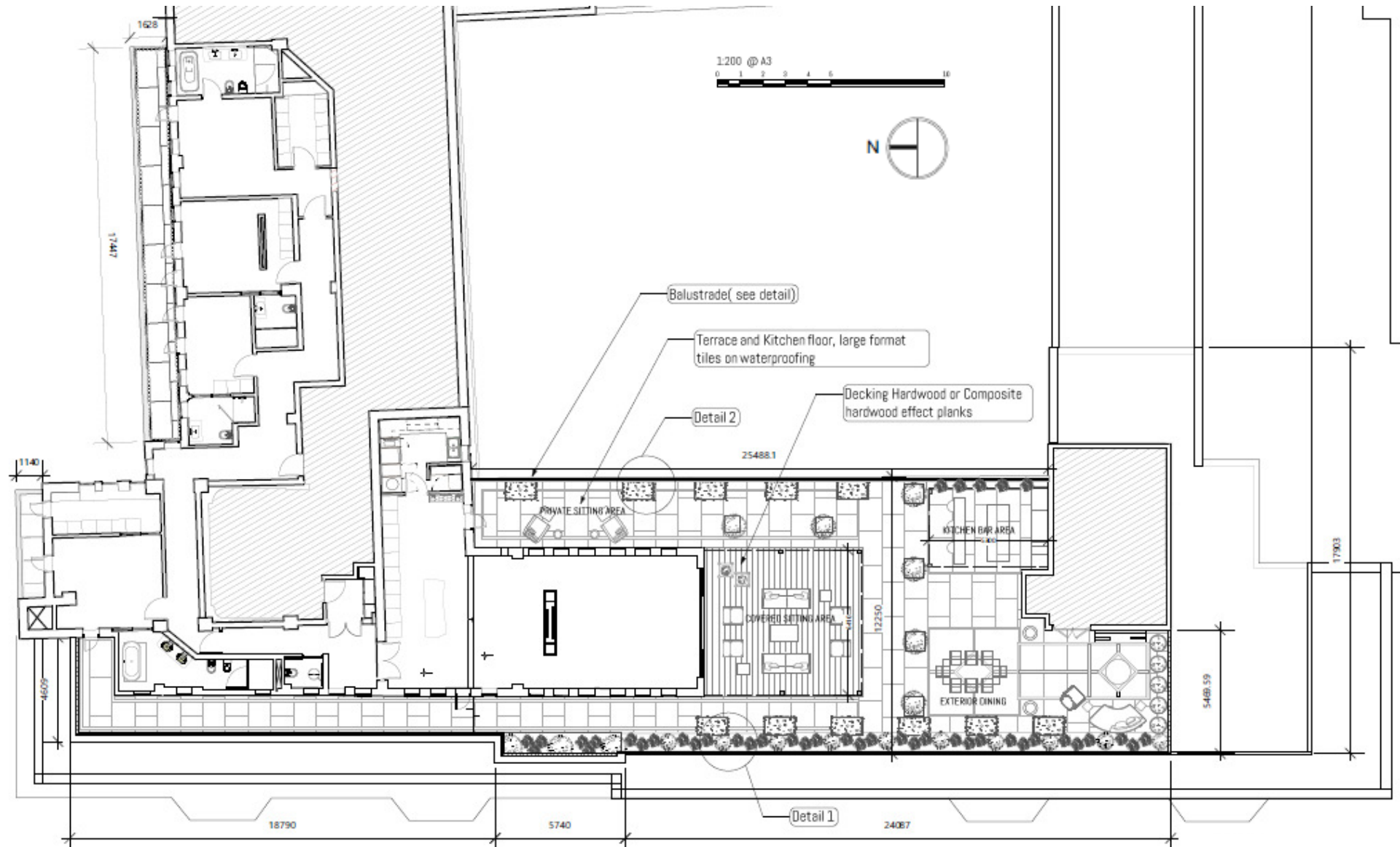
7.09 Proposed West Elevation



7.10 Proposed South Elevation



7.11 Proposed East Elevation

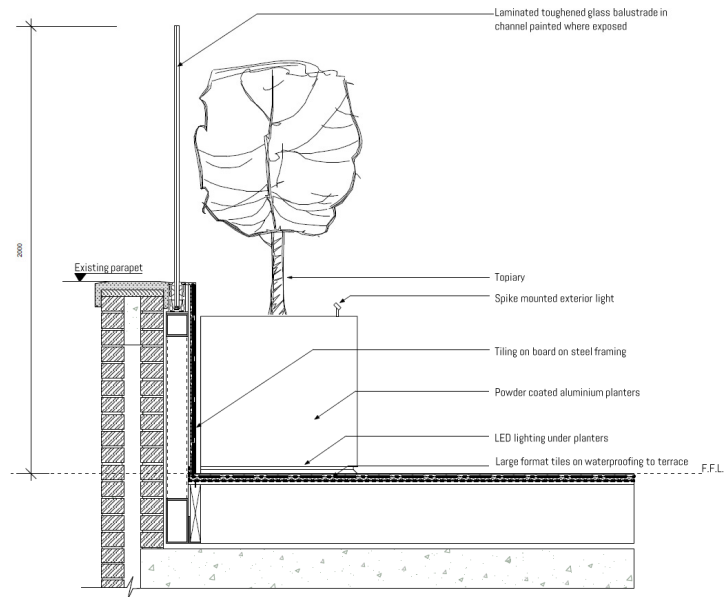


7.12 Proposed Plan of Apartment and Terrace

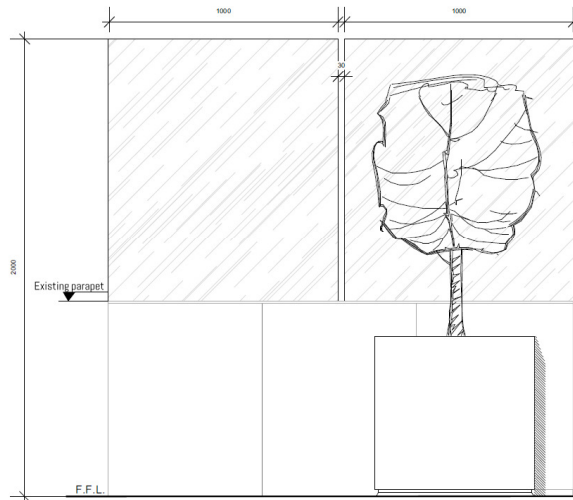
7.06 Appendix

Drawings: Proposed Dertails

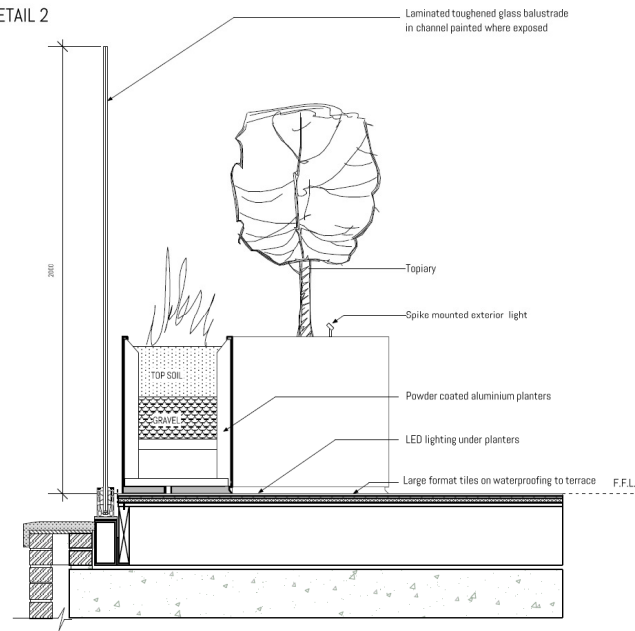
SECTION DETAIL 1



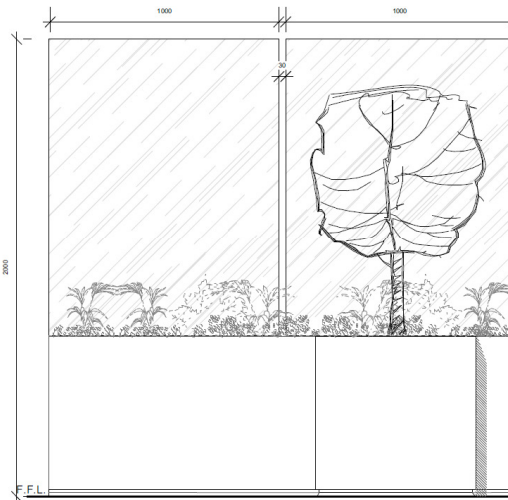
FRONTAL VIEW DETAIL 1



SECTION DETAIL 2



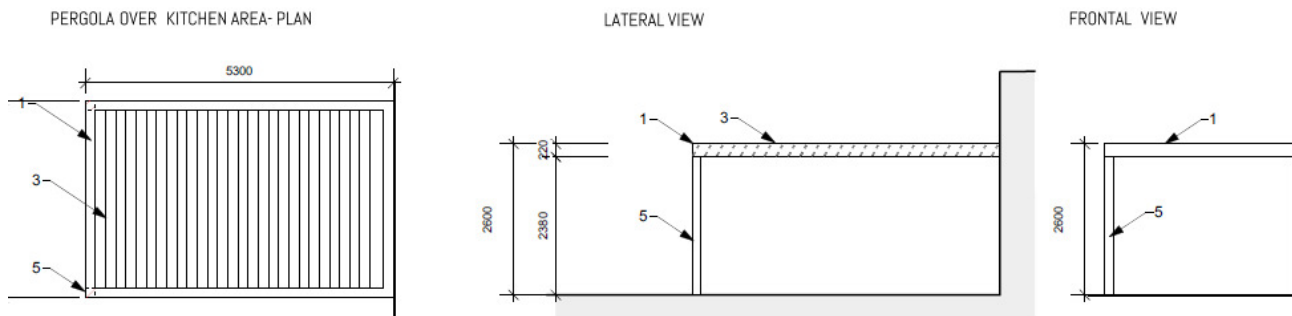
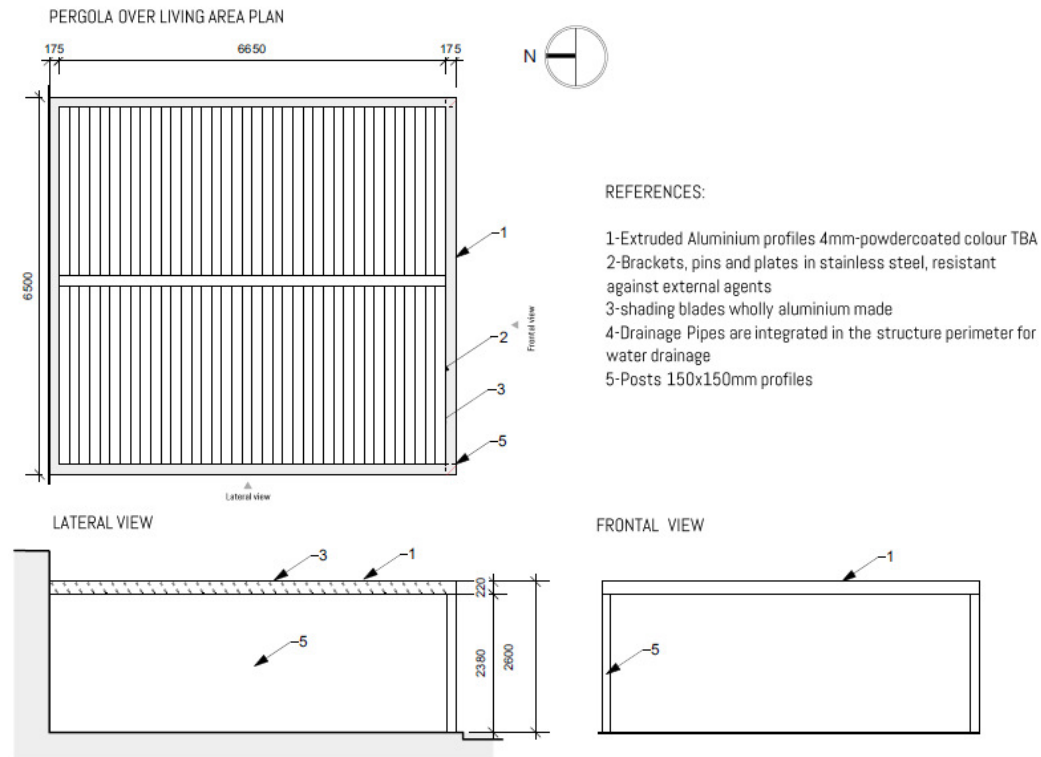
FRONTAL VIEW DETAIL 2



7.13 Proposed Sections and Elevations of Balustrade

7.05 Appendix

Drawings: Proposed Details

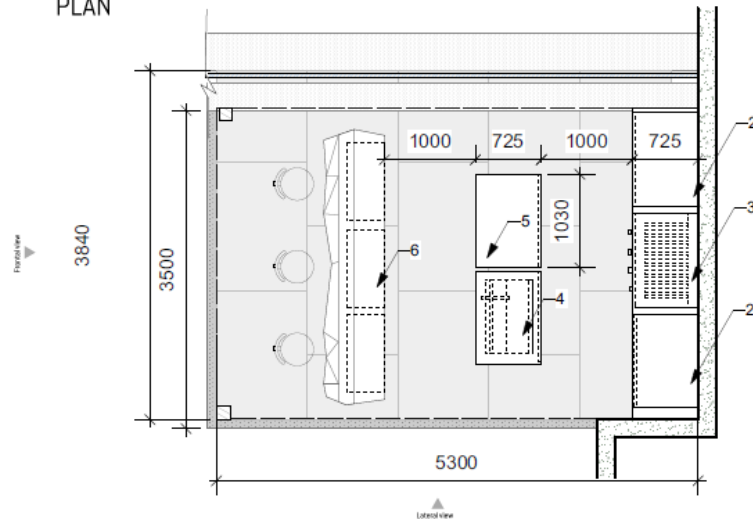


7.14 Proposed Plan, Sections and Elevations of Pergolas





PLAN

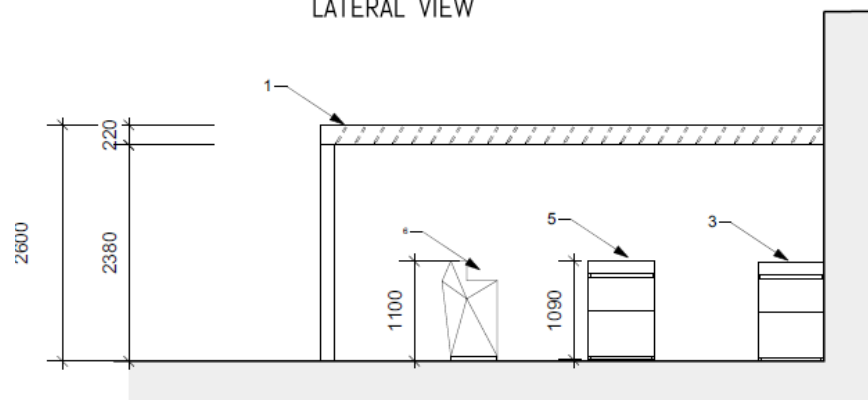


REFERENCES:

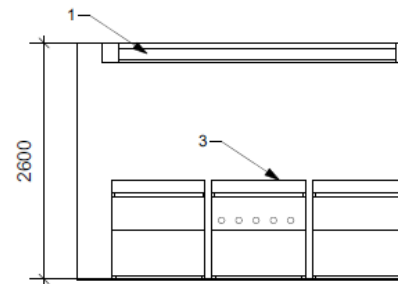
- 1-Pergola: Extruded Aluminium Structure with shading blades
- 2-Powder coated steel kitchen units: Storage cube
- 3-Powder coated steel kitchen units: Grill unit
- 4-Powder coated steel kitchen units: Sink and dishwasher
- 5-Powder coated steel kitchen units: Fridge freezer
- 6-Bespoke Bar Unit TBA

Note: All exterior kitchen units to be electric

LATERAL VIEW



FRONTAL VIEW



7.15 Proposed Plan, Section and Elevation of Outdoor Kitchen

1:50 @ A3

