

29 Wilton Crescent, London, SW1X 8SA

Heritage, Planning, Design and Access Statement

Firstplan Ref: 19209

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Section 1 Introduction

- 1.1 This heritage, planning, design and access statement has been prepared by Firstplan, on behalf of our client, Wildec Establishment, in respect of proposed damp proofing works to the lower ground floor level of 29 Wilton Crescent, London. Wildec Establishment purchased the property in 2018 and are looking to invest in the building to ensure its longevity.
- 1.2 29 Wilton Crescent forms part of a grade II listed crescent of townhouses comprising Nos. 16 – 30 (consecutive) and is situated within the Belgravia Conservation Area. The property dates from early 19th Century and the whole crescent was resurfaced in the early 20th Century in Portland Stone.
- 1.3 The application follows recent consents for refurbishment of the property including a variety of internal alterations, replacement windows and alterations to the basement courtyard and first floor terrace. Investigative works have now found that the property is suffering from rising damp and therefore it is necessary to carry out some damp proofing works to the lower ground floor walls.
- 1.4 Background information on the proposal, including a description of the site and relevant planning history is outlined in Section 2. Section 3 sets out the significance of the heritage assets. Section 4 provides a full description of the proposed works. Section 5 sets out the relevant planning policy backgrounds. Section 6 sets out our assessment of the impact of the proposed works. Section 7 considers the design and access issues. Our conclusions are drawn in Section 8.

Section 2 Background Information

a) Site Description

- 2.1 Wilton Crescent is located in the Belgravia Conservation Area. It is within walking distance of Hyde Park Corner and Knightsbridge Underground Stations. It is a predominantly residential street which is centred around a communal garden. There are three listed groups of buildings along the street comprising Nos. 1 – 15, Nos.16 – 30 and Nos. 34 – 50.
- 2.2 No.29 is a six storey building (including basement) which is in use as a single house. It is two bays wide with the ground floor having a door to the left of two windows. At first floor level there is a balcony which is a 20th Century addition.
- 2.3 The rear elevation has a simple stock brick design with render to the lower floors and a variety of window sizes.
- 2.4 To the rear there is a basement courtyard and a ground floor terrace. The decking to both external areas has created drainage issues.

b) Planning History

i) The Site

- 2.5 Planning permission and listed building consent applications for a replacement roof covering were submitted in December 2020 and are currently pending (refs: 20/08306/LBC and 20/08305/FULL).
- 2.6 Planning permission and listed building consent were granted in September 2020 for replacement windows to front and rear, replacement of two rooflights, refurbishment of the rear first floor terrace including installation of new balustrade and replacement of section of trellis with timber cladding, creation of an external door opening at basement level, refurbishment of courtyard at rear lower ground floor level, installation of an air conditioning system (including installation of condenser unit at roof level within a timber clad acoustic enclosure), rationalising RWPs and SVPs to rear, like for like replacement of lift motor enclosure and internal alterations (refs: 20/04407/FULL and 20/04408/LBC).

- 2.7 Planning permission and listed building consent were granted in February 2020 for replacement windows to front and rear, replacement rooflight, refurbishment of the rear first floor terrace including installation of new balustrade, creation of a external door opening at basement level, refurbishment of courtyard at rear lower ground floor level and internal alterations (refs: 19/10092/LBC and 19/10091/FULL).
- 2.8 Listed building consent was granted in September 2013 for replacement of the existing marble paving to the front entrance steps and front basement lightwell with Portland stone (13/07072/LBC).
- 2.9 Listed building consent was granted in June 1988 for removal of pair of doors and dividing partitions at ground floor level to form single dwelling unit (88/01852/LBC).

ii) Other relevant consents

- 2.10 It is noted that damp proofing works have been permitted in a variety of listed buildings in Westminster. For example at 24 Inverness Terrace (ref: 20/05705/LBC), where it was concluded in the officer's report that *"While the use of water proof render systems are not traditional works to listed buildings, the area in question is at basement level and of low significance. A small amount of plaster will be removed, but the visual effect will not be perceptible."*

Section 3 Assessment of Significance

- 3.1 In assessing the values which are embodied within the identified heritage assets, regard has been had to the heritage values as defined in Historic England's Conservation Principles (2008) together with guidance within the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).
- 3.2 The designated heritage assets relevant to this application are the Belgravia Conservation Area and the Grade II listed terrace consisting of Nos. 16 - 30 Wilton Crescent. This assessment has been based on a site visit, archival research, a review of the site's available planning history which dates back to 1988, and the wider planning history for the rest of the listed terrace.
- 3.3 National Planning Policy Guidance (NPPG) sets out that there are three principal heritage values which may be taken into account when assessing the nature of significance. In summary these comprise:
1. Archaeological interest: Is there archaeological interest worthy of expert investigation?
 2. Architectural and artistic interest: Is there interest in the design and general aesthetics of a place? This can either be from conscious design or from how a heritage asset has evolved.
 3. Historic interest – An interest in past lives and events. This can provide a record of the nation's history and can also provide meaning for communities
- a) **Belgravia Conservation Area**
- 3.4 The Belgravia Conservation Area is a desirable residential area which developed during the early 19th Century. The conservation area was designated in 1968 with a number of subsequent extensions to include small-scale yards to the west of Kinnerton Street, the Knightsbridge Road frontage and the Lanesborough Hotel (the former St George's Hospital) and an area on the south east side of Ebury Street.
- 3.5 The Belgravia Conservation Area Audit (2013) is only in draft form, however it still provides relevant background information. It provides a detailed assessment of the historical development of the conservation area and identifies key features worthy of protection.

- 3.6 Belgravia began to be developed in the early 19th Century, on land known as Five Fields, which was part of the land acquired by Sir Thomas Grosvenor in 1677 when he married Mary Davis.
- 3.7 Belgravia was planned by Thomas Cundy, the surveyor of the Grosvenor Estate, who prepared a masterplan in about 1821, altering previous designs by James Wyatt and Alexander and Daniel Robertson. This masterplan included a crescent of houses to the north of Belgrave Square, which became Wilton Crescent. Thomas Cubitt then leased part of the estate in 1824 and began to develop the area. Cubitt was joined by other builders such as Seth Smith. The area created was a fashionable residential area for aristocrats.
- 3.8 The Belgravia development was completed by the middle of the 19th Century with Victoria Station opening to the south of the conservation area in 1863. Little development occurred during the late-Victorian era until the mid-20th Century with the construction of the Victoria Coach Station and the development of various infill and bomb-damaged sites following WWII.
- 3.9 Today the area remains overwhelmingly residential in character which contributes to the distinctive atmosphere and use of spaces. Many of the larger houses have now been subdivided to provide flats and a small number of shops, bars and restaurants serve the community.
- 3.10 A key feature of the conservation area is the high degree of townscape uniformity and a formal layout based on a grid pattern. The conservation area includes a number of grand terraces, smaller linking streets and mews streets. Many residential streets consist mainly of brick houses with stuccoed ground floors which retain their original character, scale and unity. Original features, including iron railings and cast-iron balconies, have been retained across much of the conservation area.
- 3.11 Wilton Crescent has its own distinctive character, as its elegantly curving facades form a semicircle behind Belgrave Square. These curved elevations to the northern side were re-faced in Portland stone in the early 20th century but they retain their original proportions and brick and stucco returns.
- 3.12 Amongst the uniform residential terraces is a rich mix of commercial and diplomatic buildings and hotels, specifically around Belgrave Square. Landmark buildings include the distinctive (1930's) Art Deco Victoria Coach Station and St Peter's church at Eaton Square. The draft Conservation Area Audit identifies 38 important local views, several of which are views of Wilton Crescent.
- 3.13 The Belgrave Conservation Area is considered to have both architectural and artistic interest as an attractive residential area, with art work found in the detailing and statues of Belgrave Square. It also

has historic interest as a planned aristocratic residential quarter, an example of high-class, early 19th century speculative development on an unprecedented scale, which influenced other similar developments in Victorian London.

- 3.14 The draft Conservation Area Audit also sets out negative features of the Conservation Area. This includes replacement uPVC windows with Figure 221 highlighting this at 29 Wilton Crescent.

b) Wilton Crescent

- 3.15 Wilton Crescent comprises three grade II listed terraces and a grade II listed park/garden. These are summarised as follows:

- 1 – 15 Wilton Crescent - Quadrant of houses, forming western part of crescent. Earlier C19. First listed 1985. List Entry Number: 1066080
- 16 – 30 Wilton Crescent - Quadrant of houses, forming eastern part of crescent. Earlier C19. First listed 1986. List Entry Number: 1266737
- 34 – 50 - Terrace of houses. Early to mid C19. First listed 1970 List Entry Number: 1066081
- The Grosvenor Estate: Wilton Crescent. Four early C19 garden squares established as part of the town-planning scheme for Belgravia by Thomas Cubitt and his associates. First listed 2003. List Entry Number: 1001676

- 3.16 The official listing description describes Nos. 16 – 30 as follows:

“Quadrant of houses, forming eastern part of crescent. Earlier C19, refronted early C20 by Balfour and Turner. Portland stone faced with brick and stucco to return of No 16. Roofs not visible. Three storeys, with attics to Nos 17 to 29. Each house two windows wide, except No 30, which has 3 bays. Entrances to left. Balconies with prominent brackets and wrought iron railings to first floor, which also has applied Doric pilasters between the windows and subsidiary cornice over second and third floors united by paired Ionic pilasters set between houses. Heavy modillion cornice. Nos 17 to 29 with balustrade finished with urns to either end. Nos 16 and 30 have dipped parapets each with ball finial. Windows and doors square headed with architraves. Windows mainly sashed, retaining glazing bars. French windows to first floor. Entrance to No 30 to right, set back; entrance to No 16 to left in projecting stucco Doric porch. Panelled doors (various); decorative fanlights. Area railings with

Arts and Crafts detailing. Part of planned layout with Nos 1 to 15 Wilton Crescent, qv.”

- 3.17 Although the description refers to the windows being ‘mainly sashed’ it should be noted that this is not the case at No.29.
- 3.18 Wilton Crescent was constructed by W.H.Set Smith. The road and terrace was started in 1825 and finished by 1827. The road takes its name from the first Earl of Wilton, father-in-law of the first Marquess of Westminster.
- 3.19 The 1869 OS Map shows Wilton Crescent as complete with mews houses to the rear.
- 3.20 Early photographs of the street (C.1905) are provided at Document 1 and show the street before the buildings were resurfaced. At that time some of the properties have top floor extensions, whilst others are yet to be completed.

Document 1

- 3.21 It appears that the terraces were resurfaced in stages, beginning with No.23 in 1908, followed by Nos. 2, 13, 18, 20 and 27. The rest were refaced after 1919.

c) No.29

i) Fabric and Form

- 3.22 No.29 is a six storey building (including basement). To the front elevation it is two bays wide with the ground floor having a door to the left of two windows. At first floor level there is a balcony which is a 20th Century addition. The front elevation includes replacement windows which significantly detract from the character and appearance of the property.
- 3.23 The rear elevation has a simple stock brick design with a variety of window sizes. The elevation includes sections of new brickwork where windows have been resized and replaced, and defunct concrete lintels in the rear closet wing where replacement windows have subsequently been relocated to different positions. There is render to the basement and ground floor, including the rear outrigger, and to part of the first floor.

- 3.24 The roof of the property has a lead covering and a bottle balustrade to the front. The roof has been altered over time with the addition of a water tank, roof lights, access points and the lift overrun.
- 3.25 Internally the property has been significantly altered both in terms of plan form, fittings and a non-original staircase to the upper floors. In particular the plan form has been affected by the installation of the lift through the centre of the building.

ii) Historical Development of Application Property

- 3.26 As already detailed, No.29 dates from the early 19th Century. At this time it would have comprised a brick terrace with stucco ground floor and did not include the top floor, as evidenced in the 1905 photograph. This top floor would have been completed in the early 20th century, prior to the resurfacing of the building in approximately 1920.
- 3.27 Historic plans dating from 1934 onwards show a variety of internal alterations to the property. Extracts of plans relevant to the lower ground floor are attached at document 2.

Document 2

iii) Assessment of Significance

- 3.28 The primary interest in this property is from it forming part of a group of properties with their frontage to Wilton Crescent. The building lacks specific historic interest of note and is one of a number of properties built in the early 19th century. However, it has value because of its location in a major London estate.
- 3.29 In terms of architectural value, the external appearance of the front elevation of the building remains in its early 20th century, stone-clad, form and is of primary architectural interest.
- 3.30 The lower ground floor has some significance owing to the plan form and contributing to the hierarchy of spaces within the building. However, modifications have been made over time including previous damp proofing works.

Section 4 Schedule of Proposed Works

4.1 The following schedule provides an overview of the additional works proposed as part of this application:

- The skirting boards will be removed from the walls and set aside for reuse once the treatment is complete;
- The wall plaster will be removed in specific areas, up to 1.2 metres;
- The mortar bed at the base of the wall will be drilled with 10mm holes of varying depths;
- The wall area will be pressure injected using a formulated solution of damp proofing cream (Safeguard DryZone Diffusion damp-proof course system);
- The wall treatment area will be replastered with breathable lime based renovating plaster and reinstate skirtings or install new ones as per consent 20/04408/LBC;
- Where a treated wall adjoins an untreated wall, a vertical damp proof course will be installed. These vertical injections are shown on the proposed plan.

Section 5 Planning Policy Background

5.1 The key planning considerations for these proposals are the impact on the listed building, the conservation area and the amenity of surrounding occupiers. The relevant planning policy considerations are set out below.

a) National Planning Policy Framework (2019)

5.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how they should be applied. The three overarching objectives are economic, social and environmental, and are achieved through the preparation and implementation of plans and the policies contained within the Framework. At the heart of the Framework is a presumption in favour of sustainable development.

5.3 Chapter 16 is concerned with "Conserving and Enhancing the Historic Environment". It is noted within paragraph 189 that when describing the significance of a heritage asset the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on the significance.

5.4 When determining an application affecting a heritage asset, it is stated in paragraph 192 that the planning authority should take into consideration the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Additionally, it is also recommended that the positive contribution that a heritage asset makes towards sustainable communities is considered as well as the desirability of new development making a positive contribution to local character and distinctiveness.

5.5 Paragraph 194 sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Where a development proposal would lead to less than substantial harm, paragraph 196 states that this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use. A balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

b) London Plan (2016)

- 5.6 The London Plan provides the strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. Policy 7.8 pertains to “Heritage Assets and Archaeology”, it sets out that development affecting heritage assets and their setting should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail

c) Westminster City Plan (Consolidated with changes since 2013)

- 5.7 Part V deals with Westminster’s Heritage. Policy S25 (Heritage) seeks to protect Westminster’s heritage assets and advises that historic buildings should be upgraded sensitively.
- 5.8 Policy S28 states that development must incorporate exemplary standards of sustainable and inclusive urban design and architecture. Development should reduce energy use and emissions that contribute to climate change during the lifecycle of the development, in line with national and regional standards as a minimum; and ensure the reduction, reuse or recycling of resources and materials including through extending the life time of building material through excellence in design and use of high quality durable materials.

d) Westminster Unitary Development Plan (UDP) (2007) (Saved Policies)

- 5.9 Policy DES 1 (Principles of urban design and conservation) seeks a high standard of design. Development should use appropriate high quality, durable, and where possible recycled materials; and should respect and, where necessary, maintain the character, urban grain, scale and hierarchy of existing buildings. Policy DES 1 also states that development should protect amenity.
- 5.10 Policy DES 1 also requires proposals to demonstrate how they have taken into account a number of considerations including architectural quality, local character and distinctiveness; local views and local landmark features and townscape features within the site and features which border the site.
- 5.11 Policy DES 5 (Alterations and Extensions) confirms that permission will generally be granted for extensions and alterations where the proposals are confined to the rear of the building, are in keeping with the scale of the building and do not visually dominate it and where the design reflects the style and details of the existing building.

5.12 Policy DES 9 (Conservation Areas) aims to preserve or enhance the character and appearance of the Conservation Area. Paragraph (F) of this policy states that development will not be permitted if it is located in a Conservation Area and will visibly have an adverse effect upon the area's recognised special character or appearance.

5.13 Policy DES 10 (listed buildings) requires:

Full details of means of access, siting, design and external appearance of proposals involving alterations or extensions to listed buildings in order to demonstrate that it would respect the listed building's character and appearance and serve to preserve, restore or complement its features of special architectural or historic interest (DES 10 (A));

Development not to adversely affect the immediate or wider setting of a listed building, or recognised and recorded views of a listed building or a group of listed buildings, or, the spatial integrity or historic unity of the curtilage of a listed building (DES 10 (D)).

5.14 Paragraphs 10.138-10.142 advise the following:

Repairs, alterations and extensions are sometimes necessary to modernise or adapt a listed building, but the presumption will be in favour of retaining all original features of interest.

The original plan forms of historic buildings are also of importance and should not be compromised by unsympathetic alterations or extensions.

Where repair, alteration or extension works are necessary, they must relate sensitively to the original building and will require craftsmanship and professional skill of a high standard.

In almost all cases the materials used for alterations, extensions or repairs should match the original. The use of non-traditional materials will not normally be acceptable.

d) Supplementary Planning Guidance (SPG) on Repairs and Alterations to Listed Buildings (1996)

5.15 The City Council's guidance for listed buildings, concerning matters unrelated to development for which planning permission is required, are set out in its supplementary guidance 'Repairs and Alterations to Listed Buildings' (1996).

5.16 In summary, the SPG seeks the following:

- The retention of historic fabric and features of historic interest in situ;
- The repair of damaged historical fabric;
- The reinstatement of missing architectural features;
- Where justified, the sensitive, repair, alteration or extension of the original building, using craftsmanship and professional skill of a high standard and the use of materials to match the original;
- Proposals to pay special regard to the desirability of preserving the setting of listed buildings

e) Policy Analysis

5.17 The application proposals are in accordance with National, London Plan and local planning policy and a detailed justification of the works is set out in Section 6 of this statement.

Section 6 Impact of the Proposed Works

- 6.1 Investigative works have now found that the property is suffering from rising damp and therefore it is necessary to carry out some damp proofing works to the lower ground floor walls.
- 6.2 The works have been limited to specific areas in order to minimise the impact. This is around the lobby doorway to the front of the property, within areas of the two existing WCs, areas of the hallway and areas of the two main rear rooms.
- 6.3 Alterations to this level have already been permitted under consents 20/04407/FULL and 20/04408/LBC. This includes replacement of the skirtings (or removal) in all areas where the damp proofing works are proposed, apart from the small areas within the staff quarters and pantry. An extract of the approved schedule is shown below:

29 Wilton Crescent
Replace and Retain Schedule
 Issue Date: 08/07/20

PINEAPPLE PROPERTY
 LONDON

KEY
 Retain = Rub down, repaint
 Replace = Details to be agreed

ROOM / AREA	CORNICE	SKIRTING	DOOR	ARCHITRAVE
Lower Ground Floor				
Cinema	Retain	Retain original plaster section and match	Retain	Retain
Gym	Retain or simple coving	Replace	Retain	Retain
Gym Shower	N/A (none)	Remove	Replace	Replace
WC	Retain or none	Replace	Retain	Replace
Staff Kitchen	Retain or none	Replace	Retain	Retain
Staff Quarters	N/A (none)	Retain	Retain	Retain
Staff Bathroom	N/A	N/A	Retain	Retain
Plant Room & Hall	N/A	N/A	Retain	Retain
Hallway / Staircase	N/A (none)	Retain design near stairs and match	N/A	N/A
Room by WC (Hall)	Retain or none	Replace	N/A	N/A
Wine Cellar/Pantry	None in Cellar	Retain	Retain	Retain
LGF Entrance Lobby	Retain or none	Replace	Replace	N/A
Front Vaults	N/A	N/A	Retain	Retain
Front Lightwell	N/A	N/A	N/A	N/A

- 6.4 The skirtings to the staff quarters and pantry are not considered to be original and are shown in the images below. All skirtings will be replaced with the existing, like for like, or subject to the details to be approved by Condition 4 of listed building consent 20/04408/LBC.
- 6.5 Furthermore, a doorway in the rear proposed cinema room has also been approved as part of 20/04408/LBC. Once this is implemented it will further reduce the amount of fabric affected.
- 6.6 Much of the plaster to be removed as part of the works is not original. Once completed a breathable lime based renovating plaster will be installed which will be appropriate for this historic building.

- 6.7 Overall, given that the proposed works have been restricted in scale and that a breathable lime based renovating plaster will be used, it is considered that there will be no harm to the character and appearance of the listed property.

Section 7 Design and Access Statement

a) Use

7.1 The property is in use as a single dwelling (C3). No change of use is proposed.

b) Scale and Amount

7.2 The application does not alter the scale or amount of accommodation.

c) Layout

7.3 The additional works proposed do not change the layout of the property.

d) Appearance

7.4 The application will conserve the overall appearance of the property.

e) Landscape

7.5 No landscaping works are proposed as part of this application.

f) Access

7.6 The main entrance to the property is at ground floor level via two small steps. No change to the access is proposed in the application.

7.7 The site is well-served by public transport and is a short walk from Hyde Park Corner and Knightsbridge Underground Stations. The closest bus stops are located on Grosvenor Place, Slone Street and Knightsbridge.

Section 8 Conclusions

- 8.1 This heritage, planning, design and access statement has been prepared in support of a planning and listed building consent applications for damp proofing works to the lower ground floor of 29 Wilton Crescent, London.
- 8.2 The property forms part of a grade II terrace and has architectural value as its forms part of an attractive group of properties with their frontage to Wilton Crescent. It also has some historic value because of its location in a major London estate. However, the lower ground floor has been altered in the past including previous damp proofing works.
- 8.3 The application follows recent consents for refurbishment of the property including a variety of internal alterations, replacement windows and alterations to the basement courtyard and first floor terrace. Investigative works have now found that the property is suffering from rising damp and therefore it is necessary to carry out some damp proofing works to the lower ground floor walls.
- 8.4 The proposals seek to rectify the damp issue and improve the standard of accommodation at this level. They are not considered to cause harm to the significance of the listed building. This application should therefore be considered acceptable by the Council and we therefore respectfully request that listed building consent is granted.



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Document 1

Document 1 – Site Photographs

1. Front Elevation



2. Rear Elevation of upper floors



3. Rear Elevation of basement and ground and basement courtyard



4. Basement courtyard viewed from Ground Floor



5 and 6. Pavement Vaults



Basement Floor

7.



8.



9.



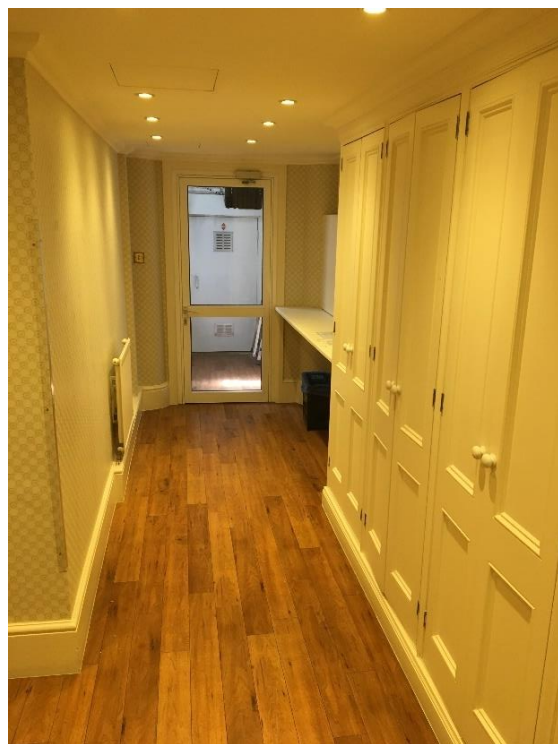
10.



11.



12.



13.



14.



15.



16.



17.



18.

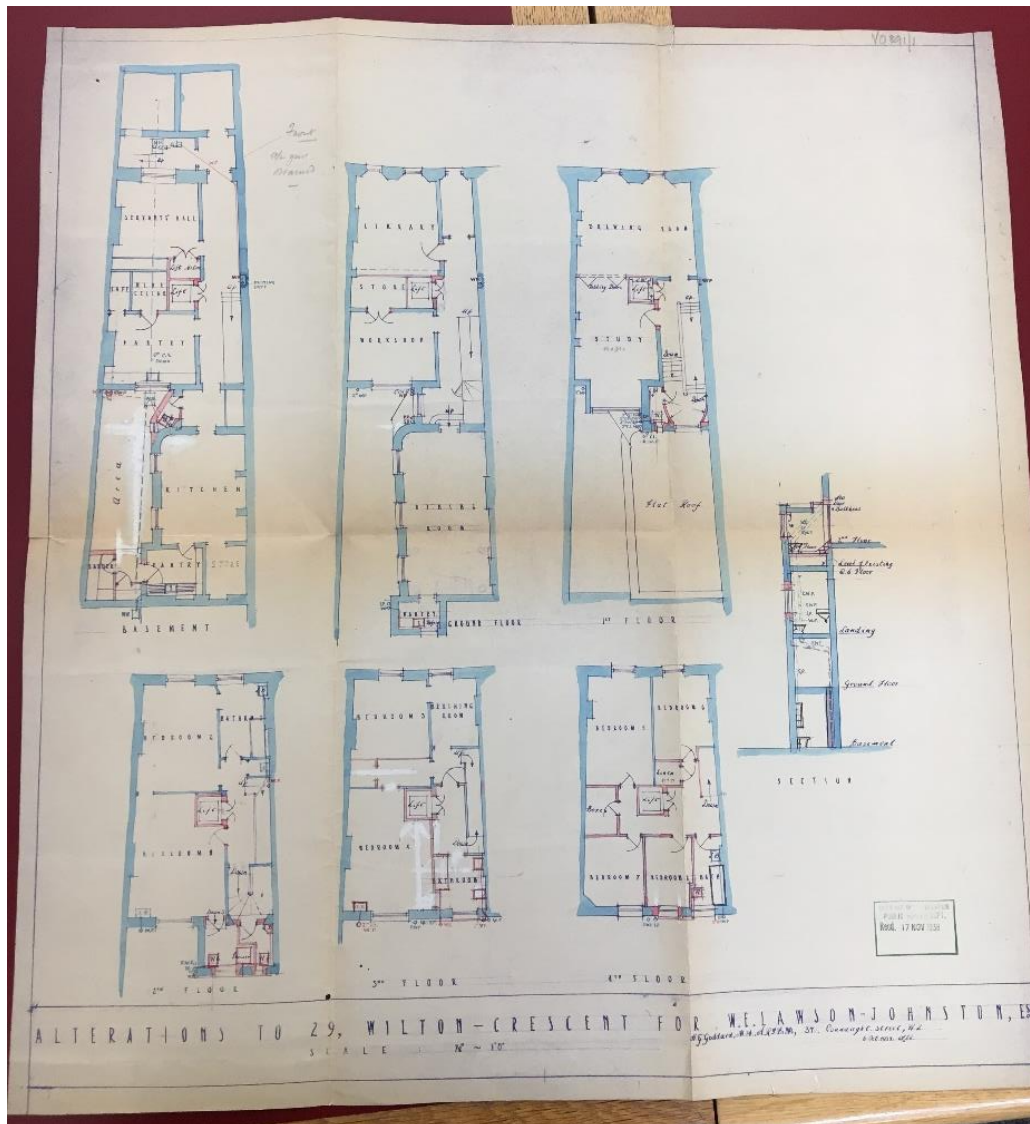


Document 2

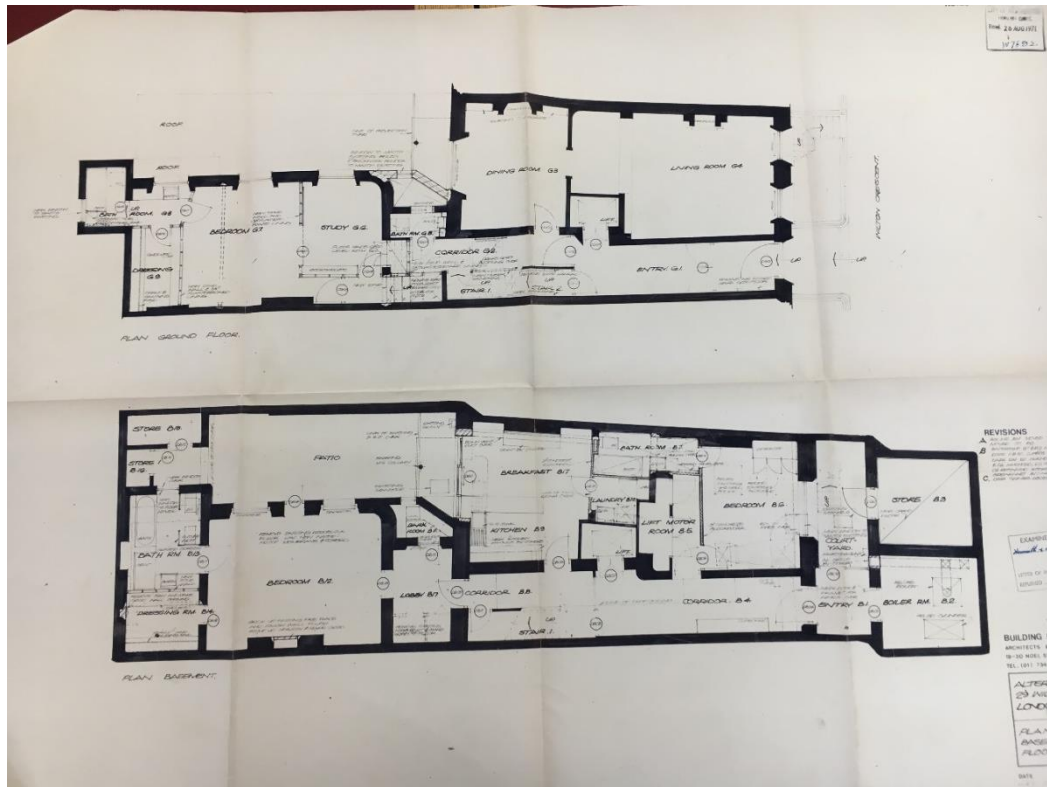
Document 2 – Historic Plans

Westminster City Archives

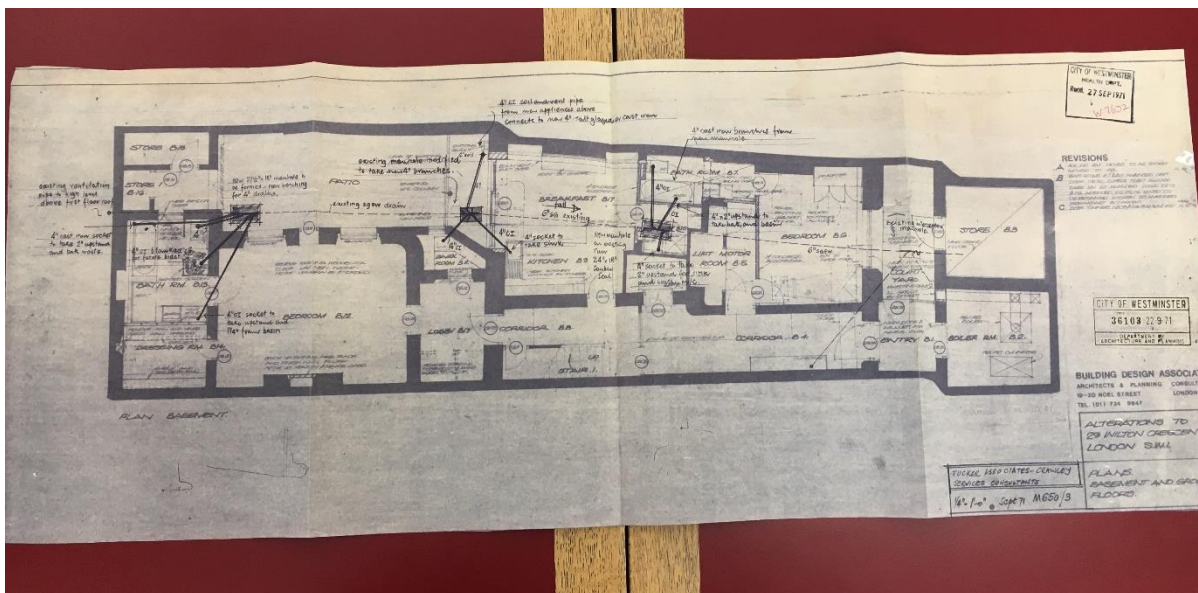
- C138 Wilton Crescent (005)
- C138 Wilton Crescent (006) East side of Wilton Crescent – Early 20th Century
- WDP2/1511/01 – Drainage Plans
- WDP2/1511/02 – Drainage Plans



29 Wilton Crescent: Alterations to Wilton Crescent Date: 1938



Ground Floor and Basement Plan Date: 26th August 1971



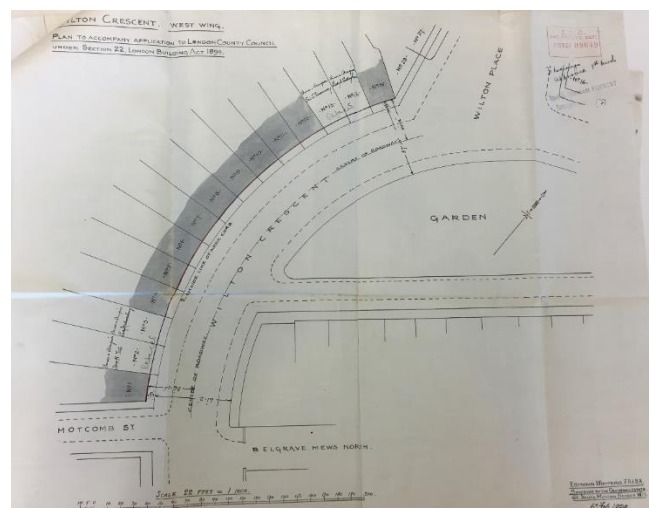
Alterations to 29 Wilton Crescent: Basement Plan Date: 27 September 1971

London Metropolitan Archives:

- GLC/AR/BR/06/045385 – 1-30 Wilton Crescent, Westminster MetB:Building Act case file (Terraced Houses 1919-1938)
- SC/PHL/01/552- 52
- SC/PHL/01/552-662
- SC/PHL/01/552-54



Wilton Crescent : New Stone front. Front elevation and side section Date: 6th February 1920



Wilton Crescent- West Wing : Plan to accompany application to London County Council under section 22, London Building Act 1894. Date: 6th February 1920