

# 27 GRAHAM TERRACE, SW1W 8JE

DESIGN AND ACCESS STATEMENT - REV A

04.03.21

residence-one  
LONDON

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## 01 | INTRODUCTION

### 1.1 EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by Residence One. This document has been submitted to Westminster City Council as part of the Householder planning & demolition in a conservation area application for the proposed development of 27 Graham Terrace, SW1W 8JE.

### 1.2 OUTLINE OF PROPOSALS

The proposed development includes:

- Rear ground floor infill extension
- Increased width and depth to first floor rear wing
- Replacement of existing single glazed windows with slimline double glazing, to match existing profiles
- New window openings to first floor rear wing
- Air condenser unit in rear garden, providing air cooling to all bedrooms
- Regeneration of the external areas
- Internal reconfiguration and refurbishment

### 1.3 CONTEXT

The site is located on the south eastern side of Graham Terrace, in the Belgravia Conservation Area in the City of Westminster.

The property is situated opposite St Mary's Church and on the same terrace as a group of Grade II listed terrace properties, 5-17 Graham Terrace. 27 Graham Terrace is not listed.

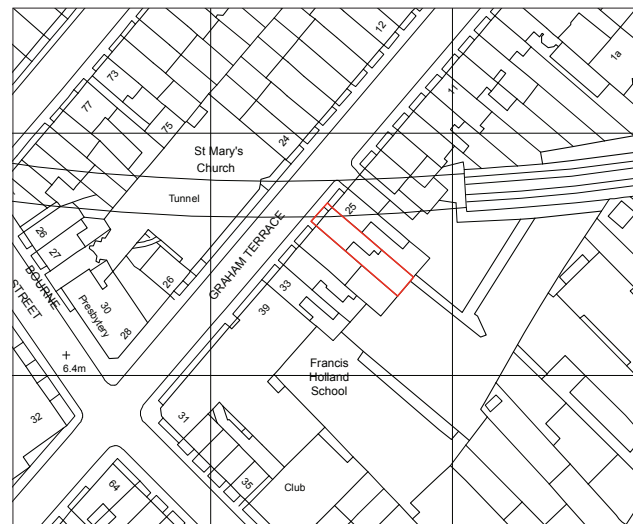
## 02 | SITE CONTEXT AND ANALYSIS

### 2.1 SITE LOCATION PLAN

The site is located within the Belgravia Conservation Area. The existing building is situated on Graham Terrace Street, in the south of the Conservation Area.

27 Graham Terrace sits in a north westerly facing residential terrace along Graham Terrace. Numbers 5 - 17 Ebury Street were built in the early 19th century and are Grade II listed.

The intention is that the use class is retained as residential.



Site Location plan

KEY

27 Graham Terrace

### 2.2 BELGRAVIA CONSERVATION AREA

The site is located within the Belgravia Conservation Area and forms part of the Grosvenor Estate.



Conservation Area plan

KEY

27 Graham Terrace  
 Belgravia Conservation Area boundary  
 Westminster boundary

### 2.3 ACCESS

The proposal does not seek to alter the public highway or footpath. Access will be from Graham Terrace.

The approach to the main entrance involves steps up from the public highway to the door threshold. This is an original feature and consistent to the design of the others along this terrace.



Graham Terrace Elevation

## 2.5 OVERLOOKING & ACOUSTICS

The reconfiguration of the internal layouts does not present any overlooking issues. Where the treatment of external windows create any new conditions whereby neighbouring properties are overlooked, opaque glass is to be used.

An acoustic report has been carried out to assess the impact of installing air conditioning to serve principal rooms. The acoustic report has been submitted alongside this report.

## 2.6 SUSTAINABILITY

The existing fabric to the rear of the property is a traditional solid wall construction. There is an opportunity to create a weather-tight envelope with insulated cavity that will reduce heat loss with the rear extension proposals.

There is an opportunity to enhance the existing windows throughout, upgrading these to slimline double glazing, improving thermal performance whilst retaining the character of the local conservation area.

Sustainability enhancements include:

- New insulated walls, roof and double glazing to rear extension, improving energy efficiency of the house.
- Loft insulation
- New boiler and heating system
- Double glazing throughout
- LED lighting

## 03 | PLANNING OVERVIEW

### 3.1 PLANNING HISTORY

A review of the Council's online planning history records in respect of the site has been undertaken. There is no relevant planning history for the site, although alterations have clearly been made to the original fabric.

### 3.2 PLANNING POLICY FRAMEWORK

This Design and Access statement has been developed in accordance with the following policy documents:

- The Westminster City Plan (2016);
- Unitary Development Plan (UDP);
- The Neighbourhood Plan;
- The London Plan (2015);

The Mayor of London's 'intend to publish' London Plan is at an advanced stage of preparation and therefore an important material consideration.

The National Planning Policy Framework ('NPPF' or 'the Framework') sets out the Government's planning policies for England and is an important material consideration.

The applicant has had regard to adopted and emerging policy guidance in the development of the proposals for the site.

## 04 | EXISTING

### 4.1 EXISTING PROPERTY

The existing property is in use as a single family dwelling house and comprises lower ground, ground and first floor, with second floor within a mansard roof structure. The property is currently vacant and appears to have been refurbished within the last 15 years. Both internally and externally, the property is in need of refurbishment and making good.

The existing front elevation features a rendered façade at ground floor level, with red brick at first floor and slates to the mansard roof. Steps lead up to the main ground floor entrance with a large sash window to the right hand side. Large sash windows sit above at first floor, with slightly smaller timber sash dormer windows to the mansard above. Railings run along the street boundary, behind which sits the lower ground lightwell below, covered with secured metal bars.

To the rear, access to the garden is provided via steps from a balcony opening up from the reception room, and directly from the rear wing extension at ground floor. The rear wing extension steps back at first floor.

At roof level, the mansard is in good condition. Any local remedial works required will be carried out as part of the works.

The rear garden is lined by a series of shrubs, with a planter across the width at the end. Revised garden design will flow from the internal accommodation.



Front Elevation



Main Entrance



Railings to front lightwell



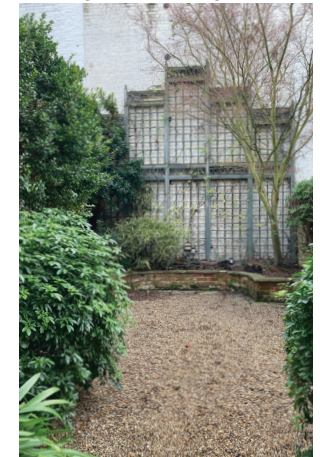
Rear Elevation



Rear closet wing elevation



Rear garden



Rear garden

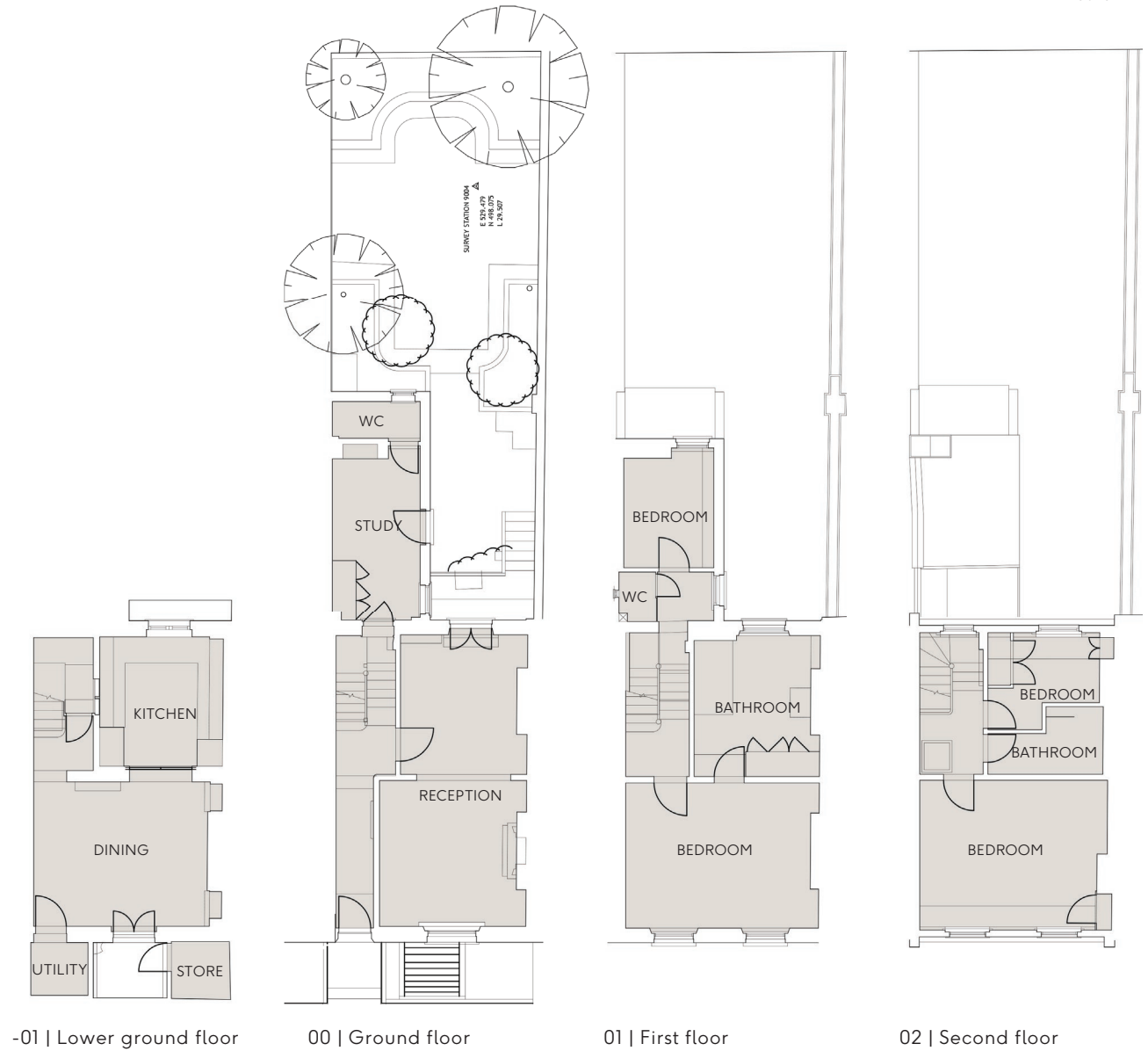
## 04 | EXISTING

### 4.2 EXISTING ACCOMMODATION

The existing property provides the following accommodation across four floors:

- Double reception room
- Kitchen
- Dining Room
- 4 bedrooms
- 2 bathroom
- Study
- 2 WC
- Utility
- Store

The house, in its existing state, is in moderate condition. The house presents the opportunity to review the internal configuration, and extend the internal area to optimise living accommodation, while retaining and enhancing the character of the local conservation area.





## 05 | PROPOSED SCHEME

### 5.1 PROPOSED PLANS

The proposal seek to provide a high quality design with the following key moves:

- Rear ground floor infill extension
- Increased width and depth to first floor rear wing
- Replacement of all windows with double glazing, to match existing profiles
- New window openings to first floor rear wing
- Air condenser unit in garden providing air cooling to all bedrooms
- Regeneration of the external areas
- Internal reconfiguration and refurbishment

Proposals seeks to provide the following accommodation:

- Reception room
- Study
- Kitchen-dining room
- Snug
- Utility room
- Bathroom
- 4 bedroom suites
- Store/plant room
- Reading room



-01 | Lower ground floor

00 | Ground floor

01 | First floor

02 | Second floor

## 05 | PROPOSED SCHEME

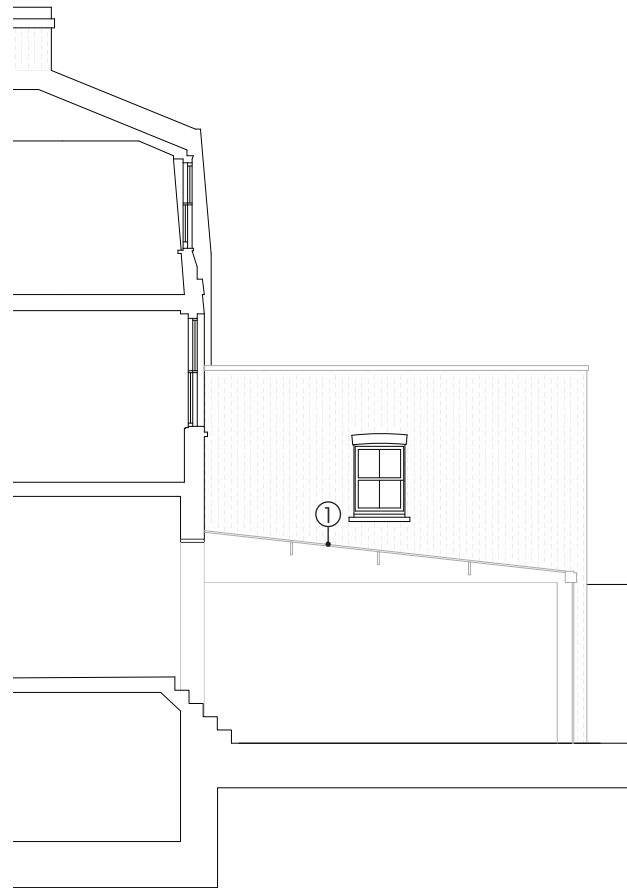
### 5.2 PROPOSED REAR EXTENSION

Proposals seek to rationalise the rear elevation and massing to create optimised accommodation, high quality design.

The proposed infill extension at ground floor sits along the party wall line with 29 Graham Terrace, and extends out to meet the existing rear building line, creating a lightweight contemporary infill, next to the original closet wing. Proposed sloped glass rooflight (1) connects the infill extension to the main house, and allows for internal connection between the split level ground floor and enhances the internal quality and character of space.

The increased width and depth to the first floor rear wing (2) seeks to improve the internal accommodation, retaining a subservient closet wing. Rebuilding this will also improve the thermal performance and enhance the structural stability.

The new extension facade will be finished in London stock brick, to match existing. New roofing to first floor at the rear to be asphalt, with lead flashing.



Proposed rear extension long section



Proposed rear extension cross section

## 05 | PROPOSED SCHEME

### 5.3 PROPOSED WINDOW ALTERATIONS

A key part of improving the sustainability of the refurbishment is to replace all existing single glazed windows with slim-lined double glazed windows improving both thermal and acoustic quality; frame profiles to match the existing to retain the character of the local conservation area.

The new infill extension is proposed to be a contemporary, lightweight addition, with new glazed bi-fold doors to the ground floor rear elevation and a fully glazed rooflight above. A picture window is proposed to the closet wing rear elevation at ground floor providing enhanced visual and physical connection this the garden.

To the first floor closet wing, a new window opening is proposed to side elevation to improve the reconfigured internal quality of space and natural light. Repositioned window is proposed at the rear elevation, to align more centrally to the massing. Window proportions to remain as existing; new window to be slim-lined double glazed.



Proposed Front Elevation



Proposed Rear Elevation

KEY

- Replacement slim-lined double glazed window
- New opening location; double glazed window/doors
- Repositioned window opening
- New glazed rooflight

## 05 | PROPOSED SCHEME

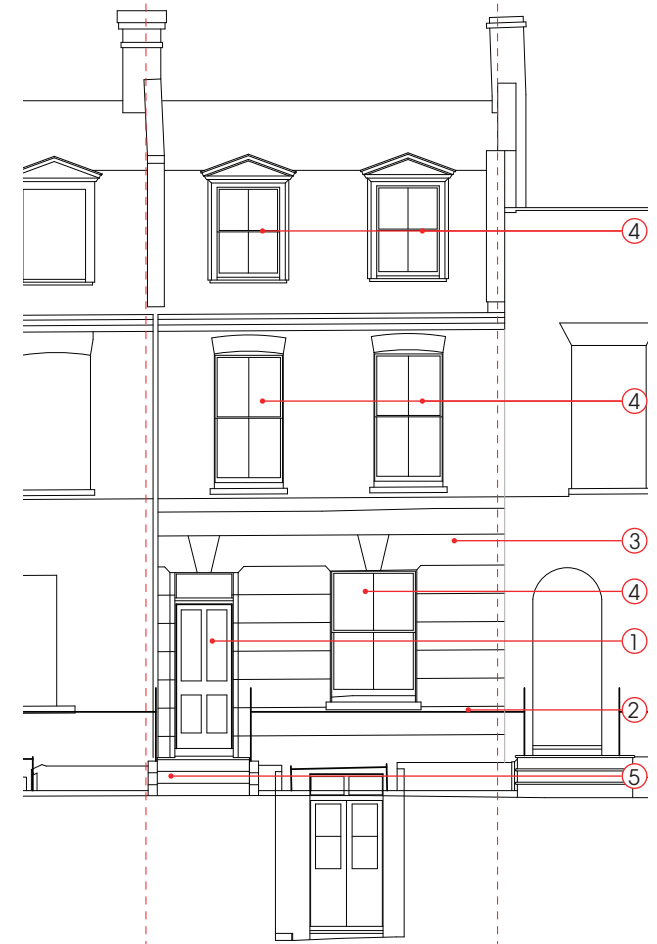
### 5.4 PROPOSED FRONT FACADE

Front facade is to be refurbished and made good. The following proposals seek to enhance the character of the local conservation area:

1. Full refurbishment of main entrance door, with new ironmongery, door furniture and numbering
2. Railings and security bars over lightwell to be refurbished and repainted black gloss
3. Render to be made good and repainted
4. Replacement windows, as per section 5.3
5. New light stone cladding to steps



Existing Front Elevation



Proposed Front Elevation

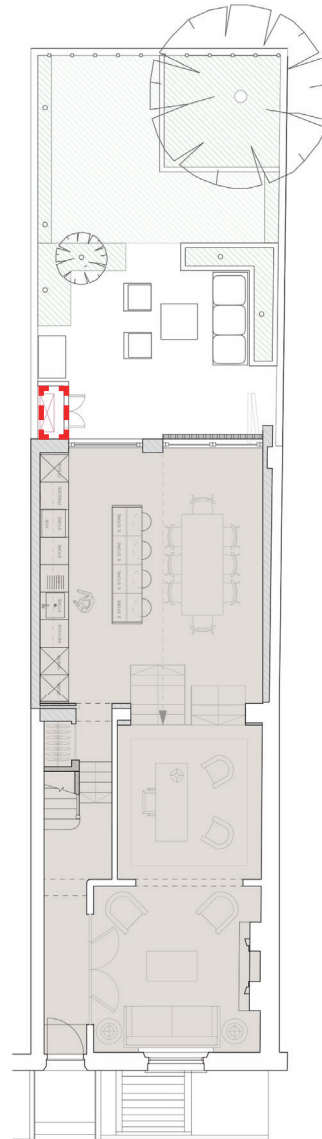
## 05 | PROPOSED SCHEME

### 5.5 PROPOSED AIR CONDENSER

Proposed installation of air condenser unit to rear garden to provide comfort cooling to principle rooms.

The condenser will be fixed on vibration isolation mounts within an louvred acoustic enclosure to minimise structural borne vibrations and meet Policy ENV 7 2(a) noise requirements.

Acoustic testing has been conducted, and an Environmental Noise assessment submitted as part of this application; please refer to this for additional information.



Proposed Ground Floor Plan

KEY

 Proposed condenser unit



Acoustic louvres



Proposed Air Condenser, to be concealed in acoustic enclosure

## 05 | PROPOSED SCHEME

### 5.6 PLANTING

The existing planting on site is restricted to the planters. At the rear of the garden, the existing full width planter accommodates T-01 and T-02. Directly behind the existing closet wing, a second planter accommodates T-03, and shrubs S-01. A final planter flanks the path into the garden, accommodating more shrubs (S-02).

A climber sits along the party wall with no. 29, and along the balcony of the raised ground floor rear elevation.

The proposals seek to extend the footprint of the house and rationalise the rear garden design. The following planting is proposed to be retained:

- T-01

The remaining planting is to be removed to enable new building footprint and landscaping:

- T-02, T-03, S-01, S-02 & S-03

Proposed landscape design will enhance biodiversity through additional new planting, including new tree T-A



T-01



T-02



T-02, S-01



S-02



Existing Tree Plan

Proposed Tree Plan

## 06 | AREA SCHEDULE

### 6.1 GROSS INTERNAL AREA (SQM)

FLOOR	EXISTING	PROPOSED
Lower Ground Floor	35.3	36.9
Ground Floor	46.9	62.8
First Floor	44.7	48.6
Second Floor	34.4	34.4
<b>TOTAL</b>	<b>161.3</b>	<b>182.7</b>

## 07 | ACCESS

Existing access to the property will remain the same (i.e. via the main entrance).

Split levels across the property are to be retained. The existing staircase is to be retained and refurbished.

New stairs to rear extension are to be in line with Approved Document M, volume 1.

## 08 | SUMMARY

In summary, we believe the design approach will enhance both the property and surroundings in both use and appearance.

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