

**Heritage Statement
and
Design and Access Statement**

**Alteration to internal doors, skirting, architrave and fireplace
at
5 Mulready House, Marsham Street, London SW1P 4JL**

Introduction

This statement is written to comply with paragraphs 128 and 129 of the National Planning Policy Framework 2012 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that '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 their significance'.

Such an approach is also identified as best practice in Historic England's 'Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment' (March 2015), which notes that ***'the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision'***.

The proposal

This application is for retrospective listed building consent to:

- (a) Replace internal doors which are currently white painted, flat, hollow, mixed material and painted finish with internal doors which are FD30 fire rated in the entrance to the kitchen and which for all other rooms are white painted doors designed with four distinctive panels (Shaker style), made from a solid pine core and faced with MDF.
- (b) Replace the architrave which is currently white painted chamfered wood with architrave which is white painted moulded from high quality moisture-resistant MDF.
- (c) Replace the skirting which is currently white painted chamfered wood with skirting which is white painted moulded from high quality moisture-resistant MDF.
- (d) Remove the fireplace surround and hearth, and to block off the chamber. The fireplace surround is mounted on a wall which is slightly inset from the walls either side. The proposal is to build out the wall using studwork, covered in plaster board, so that the entire wall is flush.

The existing fireplace surround is made from a concrete base covered in ceramic tiles which have been painted black, and the outer edge has been wrapped in wood also painted black. The inset and covering the surround is an aluminium sheet.

The existing fireplace hearth is made from a concrete base covered in ceramic tiles which have been painted black and the outer edge of the hearth has been wrapped in wooden beading, also painted black.

Photos of the existing internal doors, architrave, skirting and fireplace are set out in the Schedule to this Heritage Statement and Design and Access Statement.

The need for listed building consent

Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised."

As such, for the alterations to require listed building consent **they must constitute an alteration in a manner which affects the special architectural or historic interest of the listed building.**

There is no question that the alterations detailed above constitute an alteration to the listed building. However they are not alterations which affect the special architectural or historic interest of the listed building.

These are alterations to the listed building but, fundamentally, they are not alterations which, in terms of the Act 'would affect its character as a building of special architectural or historic interest'. As such consent is not required.

The alterations are essentially:

- (a) the replacement of one set of modern internal doors with a similar set of modern internal doors;
- (b) the replacement of one set of modern architrave with a similar set of modern architrave;
- (c) the replacement of one set of modern skirting with a similar set of modern architrave;
- (d) the removal of a modern fireplace surround and fireplace hearth.

These alterations should be considered more akin to replacing modern kitchen units or replacing modern fitted furniture in a listed building which is never deemed to be an alteration which requires listed building consent.

Justification

The previous internal doors, architrave, skirting and fireplace surround and hearth were very poor modern versions, the type purchased from B&Q or Jewsons. They related poorly to the period of the listed building, made no contribution to its special architectural or historic interest and were arguably of negative heritage significance (i.e. they caused harm to the character of the listed building).

The replacement internal doors, architrave and skirting are of higher quality. They are of relatively simple design which responds better to the vernacular origins of the listed building. In the case of the internal doors the door to the kitchen will now comply with fire safety requirements, which the previous door did not do.

Access

Access arrangements are not affected by the proposed alteration.

Conclusion

For the reasons set out in this Heritage Statement the proposed alterations are totally compatible with the preservation of the listed building.

As such the proposals comply with policies aimed at conserving and enhancing the historic environment contained in the NPPF, the adopted Local Plan and, most importantly, the statutory duty set by Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Susan Atkinson
19 March 2021

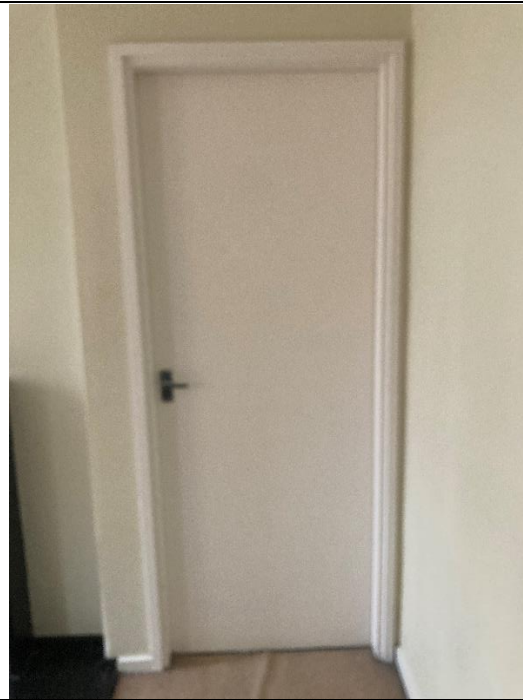
**Schedule
Details of the alterations**

(a) All internal doors

All of the existing internal doors are made of flat, hollow, mixed material and have a painted finish.

It is proposed to replace these with white painted doors designed with four distinctive panels (Shaker style), made from a solid pine core and faced with MDF. Attached is a link to a possible option:

<https://www.doorsuperstore.co.uk/product/internal-white-primed-shaker-4-panel-fire-door-fd30.html>



(b) All skirting

All of the existing skirting is white painted chamfered wood:

It is proposed to replace this with white painted skirting, moulded from high quality moisture-resistant MDF. Attached is a link to a possible option:

<https://www.jewson.co.uk/p/sam09-18-x-119-torus-skirting-4-2m-fsc-F091811D>

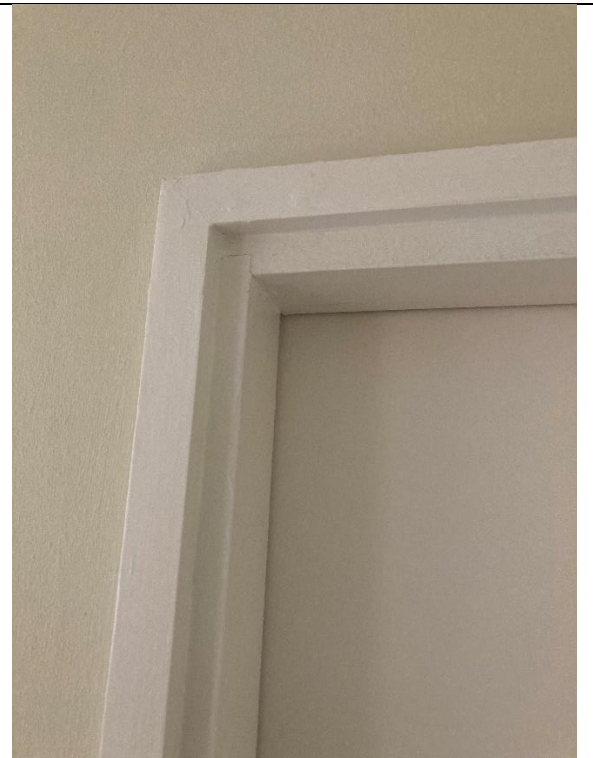


(c) **All architrave**

All of the existing architrave is white painted chamfered wood:

It is proposed to replace this with white painted skirting, moulded from high quality moisture-resistant MDF. Attached is a link to a possible option:

<https://www.jewson.co.uk/p/sam09-18-x-69-torus-architrave-2-1m-fsc-F091869A>



(d) **Fireplace surround and hearth**

The existing fireplace surround is made from a concrete base covered in ceramic tiles which have been painted black, and the outer edge has been wrapped in wood also painted black. Inset and covering the surround is an aluminium sheet.

The existing fireplace hearth is made from a concrete base covered in ceramic tiles which have been painted black and the outer edge of the hearth has been wrapped in wooden beading, also painted black.



It is proposed to remove the fireplace surround and hearth, and to block off the chamber. The fireplace surround is mounted on a wall which is slightly inset from the walls either side. The proposal is to build out the wall using studwork, covered in plaster board, so that the entire wall is flush.