



19 South Street

Full Planning Application
Design and Access Statement

February 2021

TOTEM+STUDIO LONDON

Site
19 South Street
W1K 2XB London

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Introduction

1.1 Design and Access Statement

Totemstudio London have been instructed by the owner of 19 South Street Mayfair London, Mr Sam Farnar to submit a full planning application for the demolition of the existing 3 storey property, and the construction of a new 4 storey and basement single dwelling house.

This document contains an appraisal of the following:

The site and its context

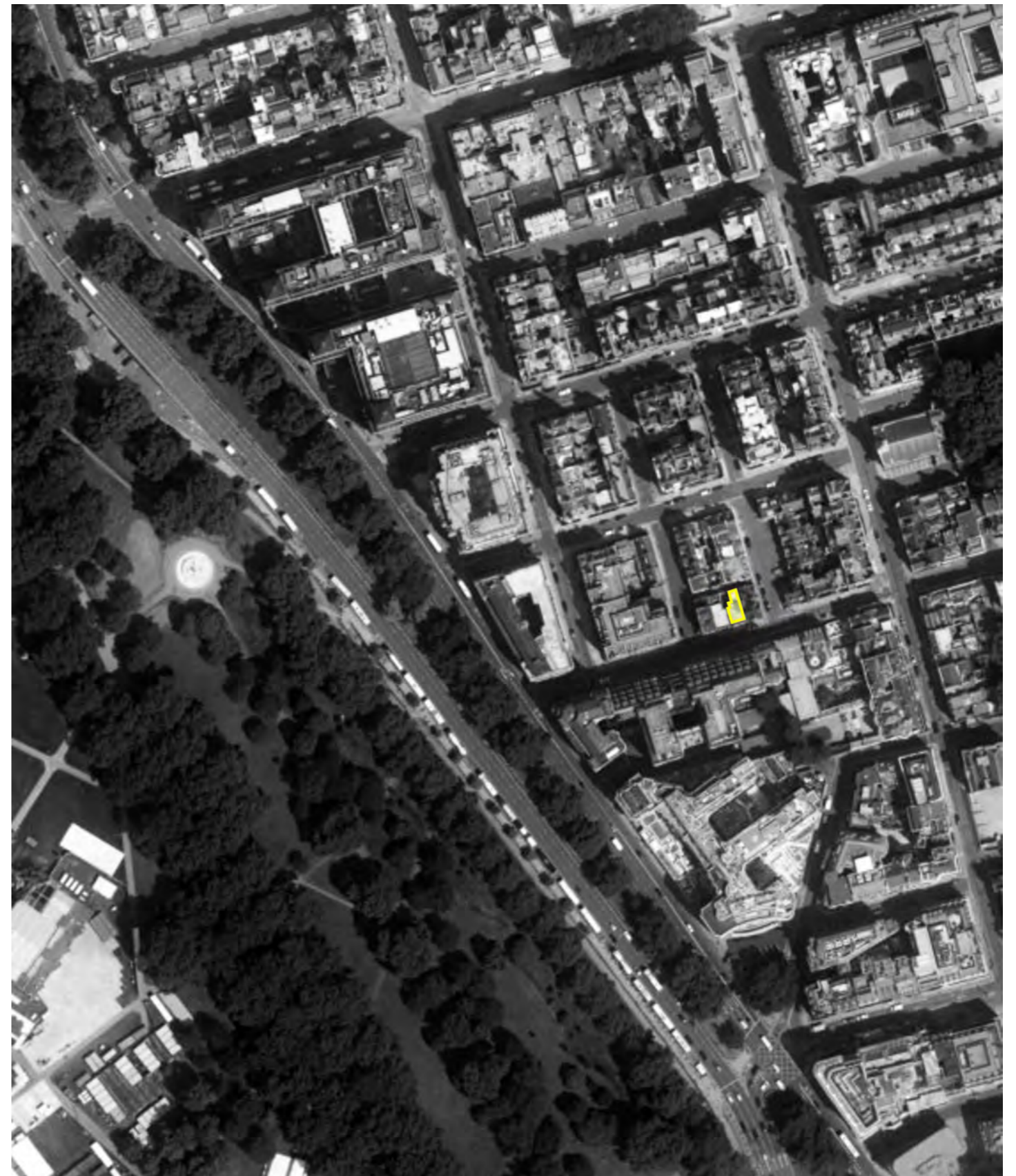
The proposed scheme

The scheme development demonstrating incorporated Westminster planning guidelines

1.2 Supplementary Documents

A full professional team has been assembled to develop the scheme proposals. The following supporting documentation is also submitted:

- Existing and proposed drawings
- Heritage Impact Assessment
- Construction Method Statement
- Construction Management Plan
- Daylight & Sunlight Assessment
- Flood Risk Assessment & evidence of compliance with SUDS
- SAP / Building Regulation Compliances
- Acoustic Report
- Completed CIL form and CIL calculator
- Planning statement



Introduction

1.3 Project Context

19 South St is a 3 storey single dwelling house owned by Mr Farmar.

Accommodation is arranged over 3 storeys, the main entrance is from South street at the front, but there is also a door at the rear giving access to a shared courtyard between nos17 and 19, and from there to a gated alley that leads to Rex Place.

The house is in a dilapidated condition having been extensively altered, poorly refurbished and does not conform to modern living requirements or standards of construction.

The building has a deep plan with limited fenestration at the rear. The street level at the front is 820mm higher than the courtyard at the rear resulting in a split level on the ground floor, and as a consequence the interior suffers from very low natural light levels and requires artificial lighting at all times.

The initial brief was to investigate renovating the property, however the constraints of the existing building; a contorted cellular plan, split level ground floor and disjointed arrangement of habitable spaces, coupled with its construction of metal glazed windows, uninsulated solid brick walls and flat roofs without the benefit of modern insulation techniques, means that the scale of alteration to achieve an appropriate standard of accommodation, involving the use of new materials, labour and transportation would be considerable. Adapting this poorly altered and extended property, in order to satisfy the expected standards for twenty first century life and usage is very unlikely to achieve a visually or environmentally satisfactory sustainable building with minimised fuel consumption.

In view of the extent of works required, the owner seeks to demolish the existing house which will provide the opportunity for a well designed modern building that will contribute to its location and efficiently provide the quality and proportions of accommodation that are appropriate to a dwelling of this scale within the context of its location.

A new house with a plan designed to reflect contemporary life and use will itself be sustainable and will have the opportunity to adopt modern, efficient building materials with high levels of insulation along with an efficient heating system in order to substantially reduce fuel consumption along with associated atmospheric pollution and global warming.

Modern technology will minimise heating and service costs. These benefits will be long term and will significantly reduce fuel consumption to the permanent benefit of the environment. The use of modern insulated glazing using toughened and/or laminated glass where appropriate will also reduce fuel consumption and will significantly reduce the risk of forced entry and crime.

Salvaging materials such as brick, timbers, doors and windows from the existing building during careful demolition and deconstruction and allowing them to be recycled and reused will save the energy necessary to produce new materials and will also contribute to sustainability and a reduction in global warming.

This project provides a unique opportunity to readdress the issues with this site on the west side of Mayfair.



Introduction

1.4 Totemstudio London

Established in 2012, Totemstudio is an international design firm based in London and Paris. We provide architectural, interior and industrial design services.

Projects evolve through a rigorous process of investigation, to understand the needs and desires of our clients and the context within which the projects take shape.

Our work is motivated by reason and experimentation. Schemes progress through a process of developing and testing creative strategies rather than the adherence to a particular style or dogma. We seek simple elegant solutions that result from defined concepts with the aim of creating architecture that is clear, progressive, imaginative and both socially and environmentally sustainable.

Past and current projects include residential, retail and commercial buildings.

The ambition for this project is to deliver a finely crafted building with integrity, that is socially, environmentally and contextually responsive.



Abercorn Place Westminster
Single dwelling residential house, retained front facade, complete new build with basement



Pembridge Square Westminster
Grade II listed refurbishment



Clifton Hill Westminster
Single dwelling residential house, fundamental renovation, large rear extension



Harvey Nichols Westminster
Issey Miyake Concept store design

Site

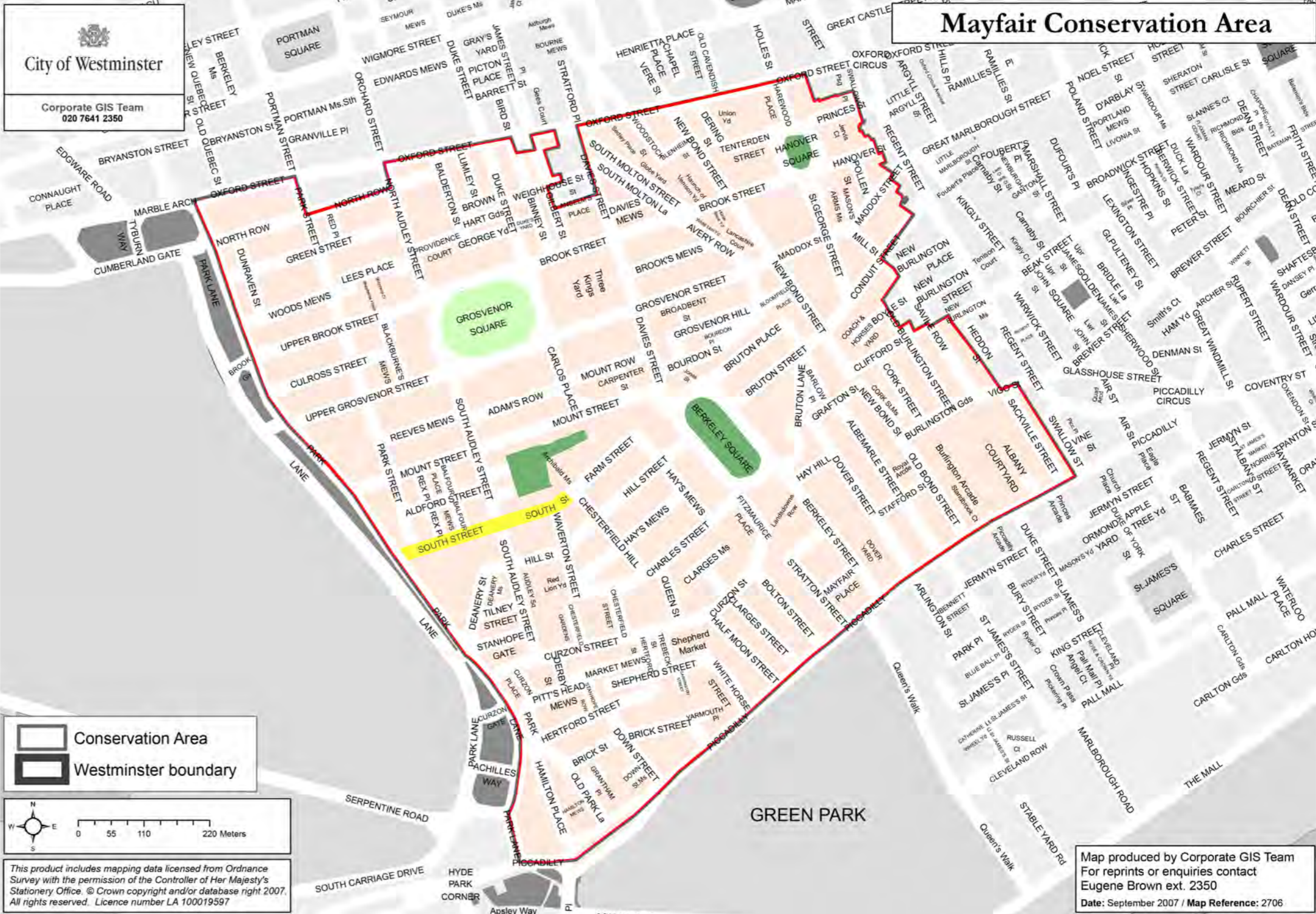
2.1 The Site

South street lies within the Mayfair Conservation Area close to Hyde Park. It extends from Park lane, across the full width of the southernmost part of the Grosvenor estate and is bisected by South Audley Street.

As is common within this part of the conservation area, there is a diverse mixture of architectural languages and consistency of buildings within the street. The site sits opposite a 10 storey block constructed in the 1930's however there are also a number Grade II listed residential houses in close proximity.

2.2 Mayfair Conservation Area

In recognition of the importance of preserving and enhancing the characteristics of the Mayfair Conservation area, the proposed design takes a number of design influences from the surrounding area.



2.3 Listed Buildings

There are a number of Grade II listed buildings within the immediate vicinity as identified on the map below. The proposed development must enhance their setting with particular consideration of numbers 23 South st and 4 Balfour Mews.

The Heritage Impact Assessment (HIA) which accompanies this application states:

“The application site makes a limited, if any, contribution to the listed buildings by being part of the surrounding historic character of the townscape in which these buildings are located. While there are views possible to the majority of these buildings from the application site, these are incidental and not designed. Views to the front elevations (and the side elevations of No.71 South Audley Street and No.23 South Street) where the significance of these buildings is appreciable do not take in the application site, which is in the periphery.”
(HIA page 23)



19 South Street



Listed Building 8



Listed Building 7



Listed Building 6



Listed Building 5



Listed Building 9

Site

2.4 Un-Listed Buildings

According to the Survey of London vol40 The Grosvenor estate in Mayfair pt2 (the buildings). published by London County Council London 1980, development started in this area around 1730 with the land east of South Audley street leased by Sir Robert Grosvenor for the building of the Grosvenor chapel. Shortly after, the land to the north of South street was developed

'...the houses were small and narrow. Behind their yards rear buildings abutted directly on to the graveyard, and at the east end of the range four very small houses called North Terrace were tucked in behind the houses in South Street'

Between 1896 and 1916 demolition was undertaken to create Balfour mews which connected South street with Alford street. Nos 21 and 23 South street were constructed at this time, along with much of the surrounding block.

No 19 South street is within a terrace of 4 residential properties 15-21 South street bounded by Rex place to the west and Balfour mews to the east.

The architectural language of buildings on South Street is not consistent. The south side, from the junction with Park lane back to the junction with no24 has been extensively developed.

The Survey of London vol40 The Grosvenor estate in Mayfair pt2 (the buildings). published by London County Council, London, 1980 states the following:

'...the old Nos. 2 and 4 South Street on the corner site were demolished in 1929-30...and it was not until 1933-4 that Gee, Walker and Slater erected the present plain block of flats at Nos. 56-62 Park Lane for Hyde Park Gate Estates Limited, to designs by Trehearne and Norman, Preston and Company.

...in 1934 agreement was reached with J. A. Mactaggart of the Western Heritable Investment Company Limited to build a block of flats which would surround No. 14, and this was duly done in about 1935-8 to the designs of Joseph Wilson of Glasgow. (fn. 29) Minor additions and alterations to these buildings have since been made, and No. 14 South Street was demolished in 1978.'

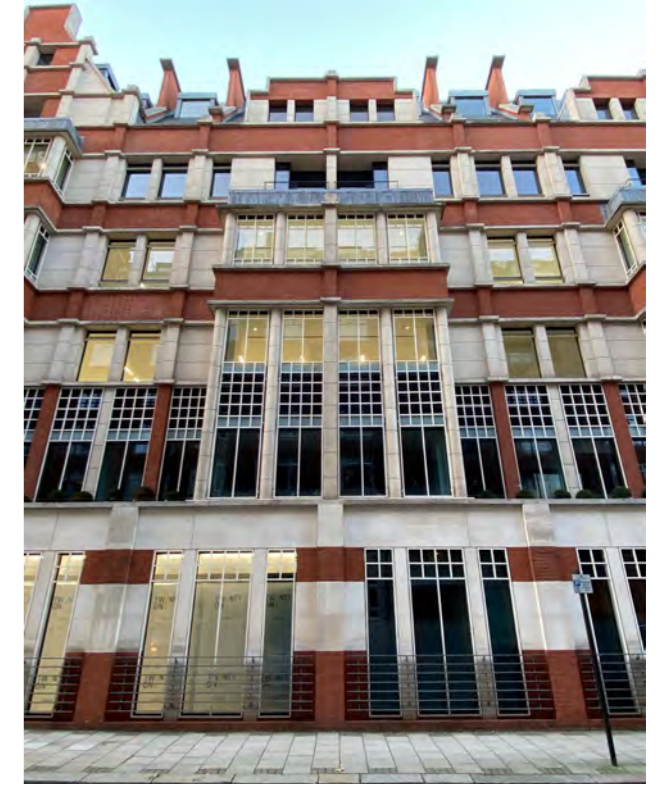
These buildings are featureless, imposing 10 storey residential apartment blocks, with ground and first floors clad in stone and red brick above, with equally spaced, identically sized large metal framed windows. No 19 is directly opposite and faces the second of these blocks.



19 South Street



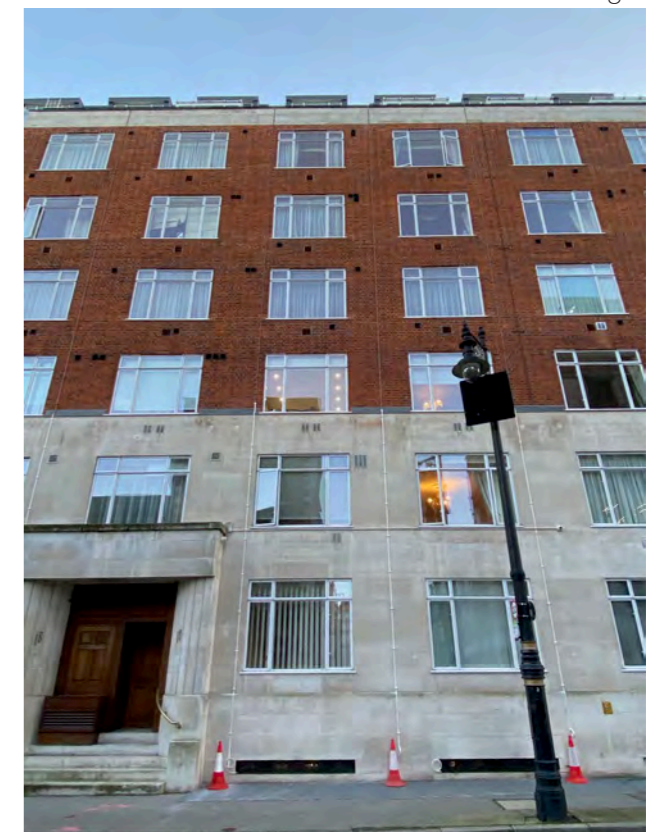
Building 1



Building 2



Building 3



Building 4

Site

2.5 Key Views

The key views:
East from the junction with Park Street, and subsequently the junction with Rex Place.

West from the junction with South Audley, and subsequently the junction with Balfour news (shown on the next page).

The expression and articulation the facade and the massing and expression of the design must satisfy these key views, paying particular attention to the backdrop of the listed buildings on South street



View A



View B

View C



View D



Context

3.1 Contextual Analysis

Heritage Consultants Heritage Collective have prepared a Heritage Impact Assessment (HIA) which accompanies this application. Their advice has helped guide this analysis and influenced the proposed design.

This section summarises the contextual analysis undertaken. In order for the proposed design to enhance the surrounding Conservation Area it must sit comfortably within it.

3.2 Townscape / Urban Grain

From the Mayfair conservation area directory no11 (1998):

The townscape of Mayfair derives from its gradual, rather piecemeal development and renewal of many of its buildings over a long period of time, resulting in a generally formal street pattern containing an informal mixture of building types. The street pattern is based on the formal grids of square and street, modified occasionally by old estate and field boundaries and the courses of steams and conduits. The rich and varied architecture, covering many periods and styles, completes a picture which sometimes aspires to the monumental but which in the main quietly elegant and pleasantly urbane.

The Draft Supplementary Planning Guidance for Entertainment Uses July 2006 states the following:

“...The principal characteristic of much of Mayfair is the predominance of fashionable townhouses and their mews in a variety of styles dating from the early eighteenth century through to the early twentieth century.



Context

3.2 Townscape / Urban Grain

Much of this building, up to five storeys in height, was of a high quality, although some of it was redeveloped or substantially altered in Victorian and Edwardian times. Some of the housing has been converted to commercial uses or divided into smaller apartments...Much of the smaller scale of the area has survived, with larger blocks of flats, hotels and offices mostly up to ten storeys in height, generally confined to the street blocks along Oxford Street, Park Lane and Piccadilly, and around Berkeley and Hanover Squares."

South street

South street exhibits all of these characteristics. The west end, from the junction with Park Lane to the junction with Rex place was redeveloped from the 1930's to the 1980's with imposing 10 storey blocks of brick and stone. To the east, to the junction with South Audley street and on to the junction with Chesterfield Hill is a mixture of early Victorian and Edwardian single dwelling and multi occupancy properties of 4 and 5 storeys.



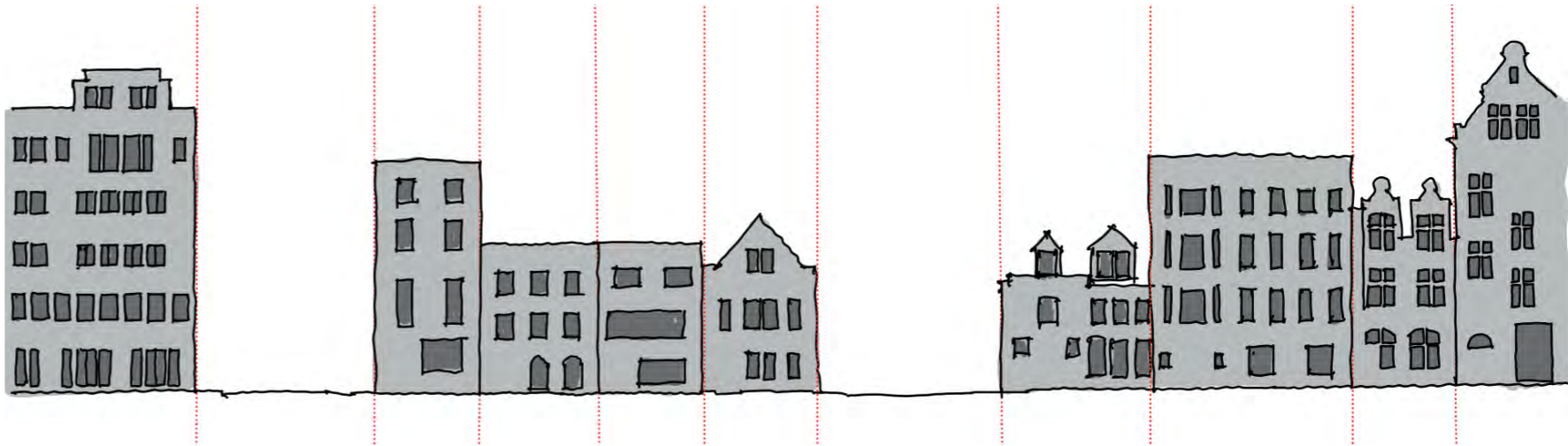
Context

3.3 Street Facades

South street elevation



Front parapet heights and fenestration



Ridge lines, maximum building heights



Context

3.4 Facades Key Characteristics

Flat front facades
Fenestration with simple apertures punched through the brick facades, minimal architectural details

Materials
Top of ground floor established by balconies, rustification and full height glazing

Strong vertical hierarchy
Stepped parapet levels resulting from and expressing the various ages and stages of development
Minimal architectural ornamentaion
Window heights, railings and rustification of lower stories expressing internal hierarchy of the dwellings



brick
stucco



Roof line
Parapet
Third floor
Second floor
Balcony railing
Piano noble
Boundary railing
Ground floor



Context

3.5 Key Attributes of Existing

Front elevation
The fenestration does not appear to be original, is poorly aligned across the facade and the proportions and detailing bear few similarities to the predominant historic town-house architectural style within the conservation area. The windows are double glazed aluminium, and a mixture of fixed and casement with fanlights.

Rear court yard space to no17
Tight and enclosed space compromised by changes to the fenestration, massing and building lines resulting from the various stages of development over the years. The plan form of the building has been altered with the addition of the brick 2 storey housing for the lift motor and electrics, and the 3 storey brick housing for the liftshaft.

Existing rear terrace
Large existing rear terrace at second floor level, mirroring that on no17, with sight lines that over look the the windows on the side elevation of no10 Balfour mews, the rear garden of 10 Balfour mews, the rear alley and the terrace of no17 south street



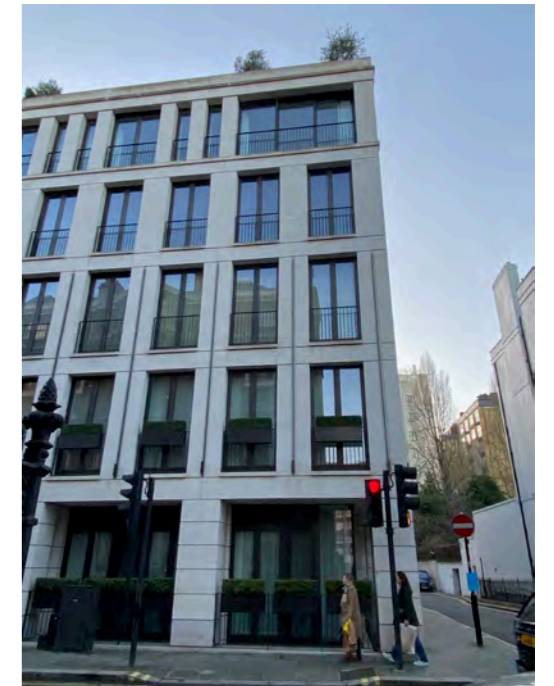
Context

3.6 Building Materials

South street, and the immediate adjoining streets Rex place, Balfour mews and South Audley street have an eclectic mix of historic and modern buildings, often found side by side, constructed in a range of historic and modern materials.

The predominant characteristic is a combination of brick and stone or brick and stucco render. Red London stock bricks are most common, however there are examples in South street of yellow, red brown and brown, along with a number of properties with black painted brick facades. There are examples of York and Portland stone used for the lower storeys and for complete facades.

Roofs are grey natural slate, clay tile or zinc / aluminium clad. The large apartment blocks and commercial property to the west end of south street all have large metal casement windows (as does the existing house), the historic properties to the east have wooden sash and casement windows.

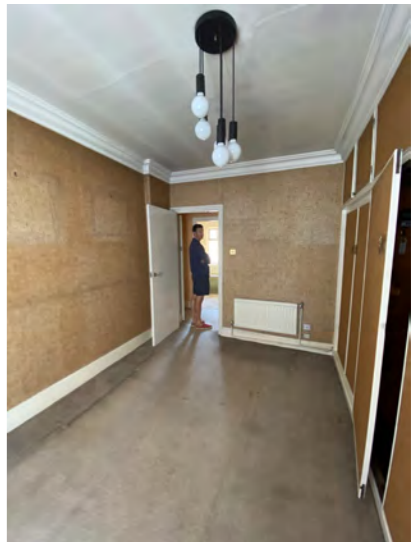
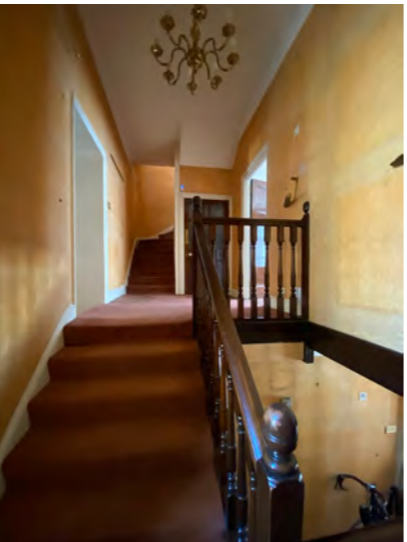
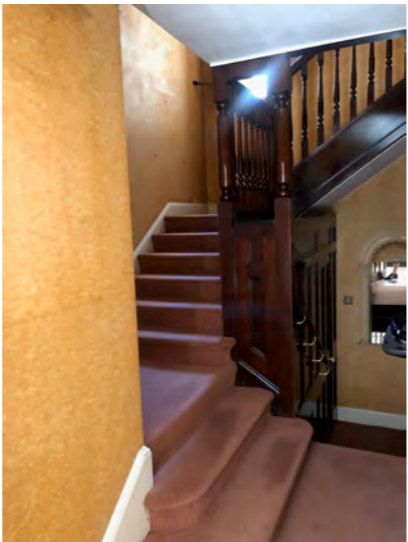


Design Proposals

4.1 Demolition

Scheme is dependent on the demolition of the existing building. Redeveloping the house presents a unique opportunity to address this historic residential terrace in west Mayfair, creating a single dwelling residential house in keeping with its immediate surroundings and the wider conservation area.

The HIA states:
“In summary No.19 South Street makes a neutral, or at most, a slight positive contribution to the character and appearance of the Mayfair Conservation Area. It is primarily the age of the building which contributes to the character and appearance of the conservation area and its similarity in height and style (excluding the fenestration) with No.17 South Street. Research has not so far shown an association between the two buildings. To the rear of the building a number of changes to the windows and the introduction of terrace area and lift shaft have diluted its historic character.”
(HIA p.17)



Design Proposals

4.2 Criteria

The project seeks to achieve a modern interpretation of the classical proportioning and motifs of the conservation area

The proposed scheme is contemporary in style however the architectural language is derived from the grain, scale, architectural detail and materials of this part of west May-fair. It is understood that the proposals must be appropriate in terms of scale, massing and materiality and must enhance the conservation area.

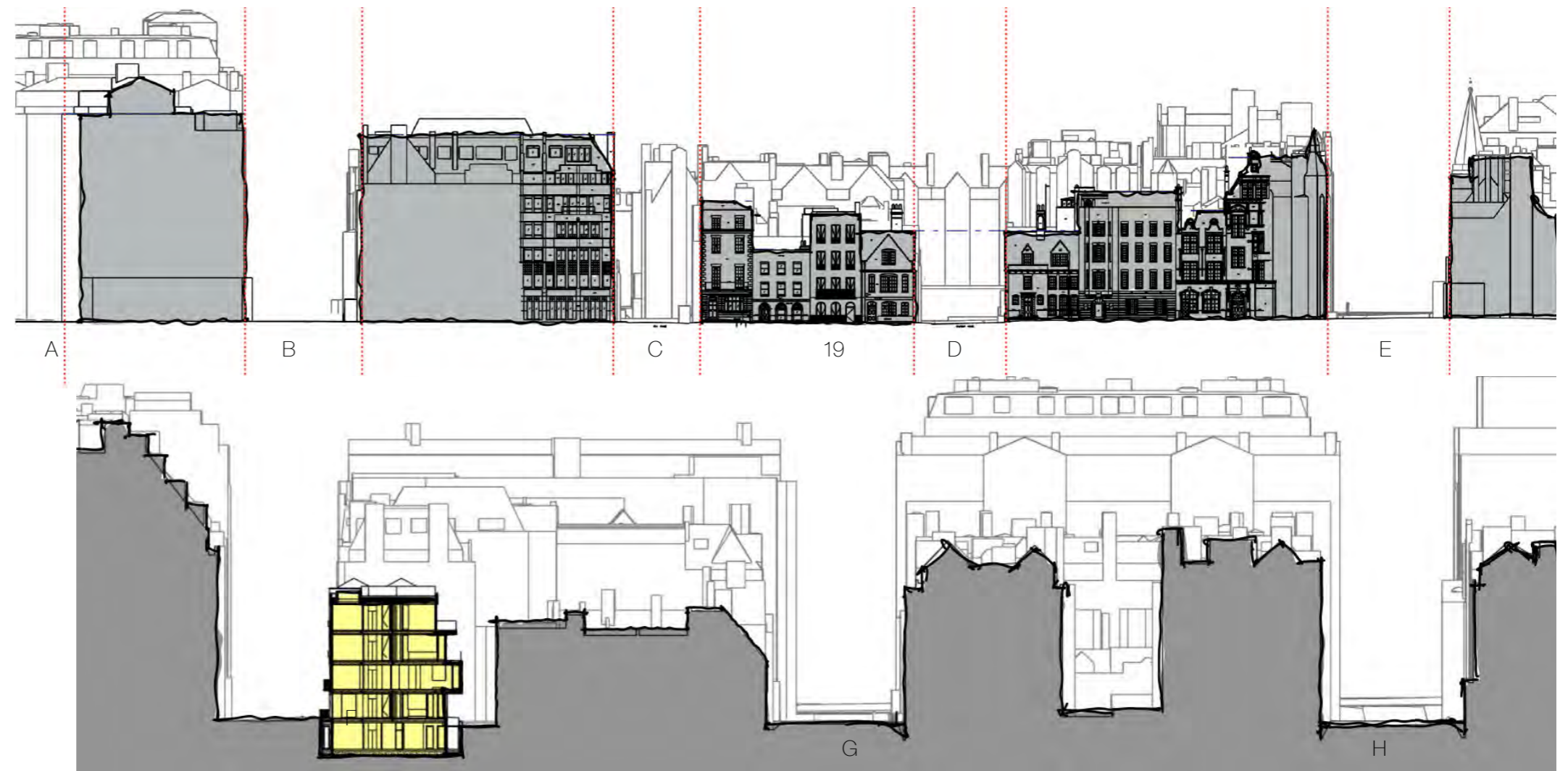
The scheme proposes an increase of one additional storey above ground to the existing dwelling. The Heritage Impact Assessment (HIA) which accompanies this application states:

"The proposed new building has been designed to respond to surrounding building heights which vary within the immediate vicinity of the site from two and a half storeys to ten storeys. The proposed four storey building is appropriate to the surrounding townscape and is in keeping with the varied roofscape along South Street and within the conservation area itself. Within the conservation area there is a diverse range of building heights which reflect its continued development." (HIA p26)

The scheme's primary facade is to South street, the proposed stepped massing of no's.19 and 21 mirror and thus enhance the context of listed building no.23 and adjacent unlisted building no 25 on the opposite corner of Balfour mews.

A new basement level is proposed for the house for which there is natural light and ventilation from lightwells at the front and rear. The lightwell at the front utilises the existing hardstanding between the house and pavement, at the rear the plan depth is reduced to create the space.

As existing, there is a step level change on the ground floor from front to rear of 820mm, as proposed the ground floor plan is flat and aligned with street level. The 820mm difference in height between external ground level at the rear and internal ground floor level significantly increases the natural light levels within the basement and reduces the depth of excavation required to create the new accommodation.



- A: Park Lane
- B: Park Place
- C: Rex Place
- D: Balfour Mews
- E: South Audley Street
- F: South Street
- G: Aldford street
- H: Mount Street



Design Proposals

4.3 Key Features

Parapet levels front facades



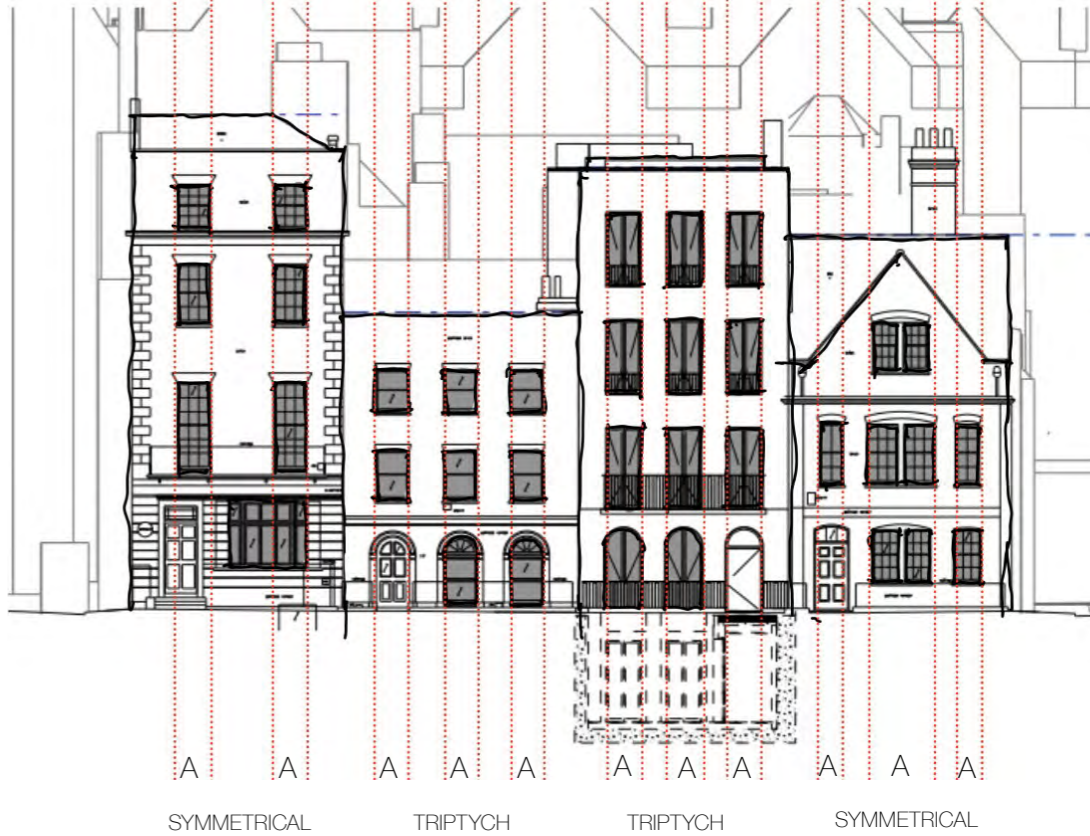
Floor levels



Ridge levels / massing



Fenestration

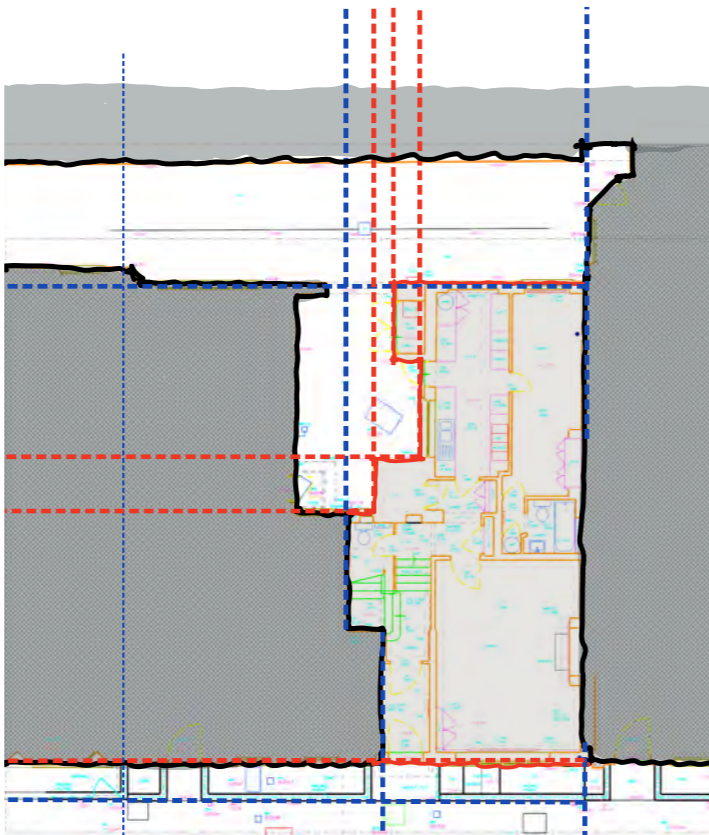


4.4 Footprint / Concept Development

Existing Ground Floor plan

Existing House built to the extent of the boundary lines front and rear.

Stepped building lines within the courtyard space at the rear parallel to no.17 result in a light starved claustrophobic tight enclosed space.



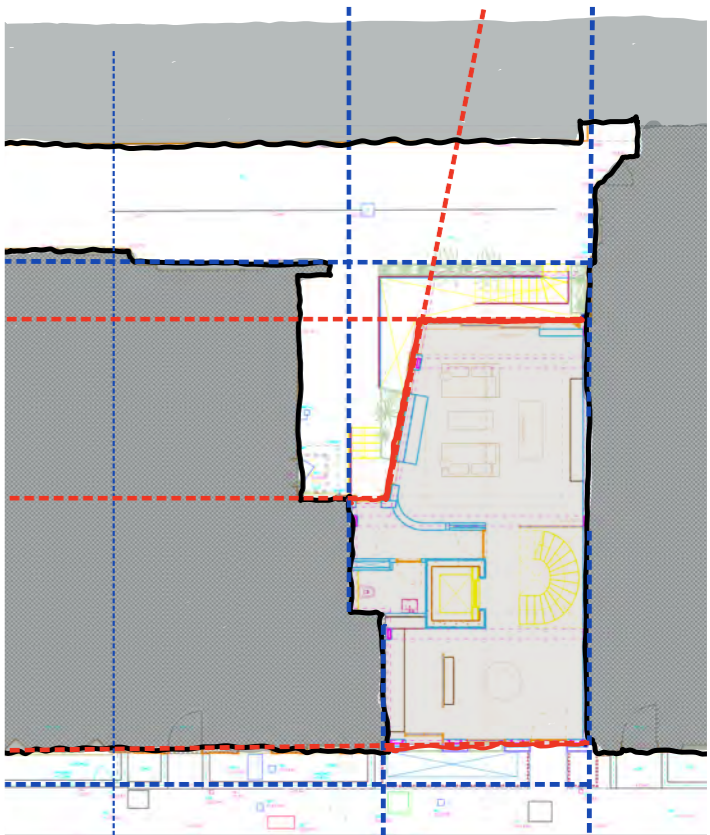
Boundray lines - - - - -

Building lines - - - - -

Proposed Ground Floor plan

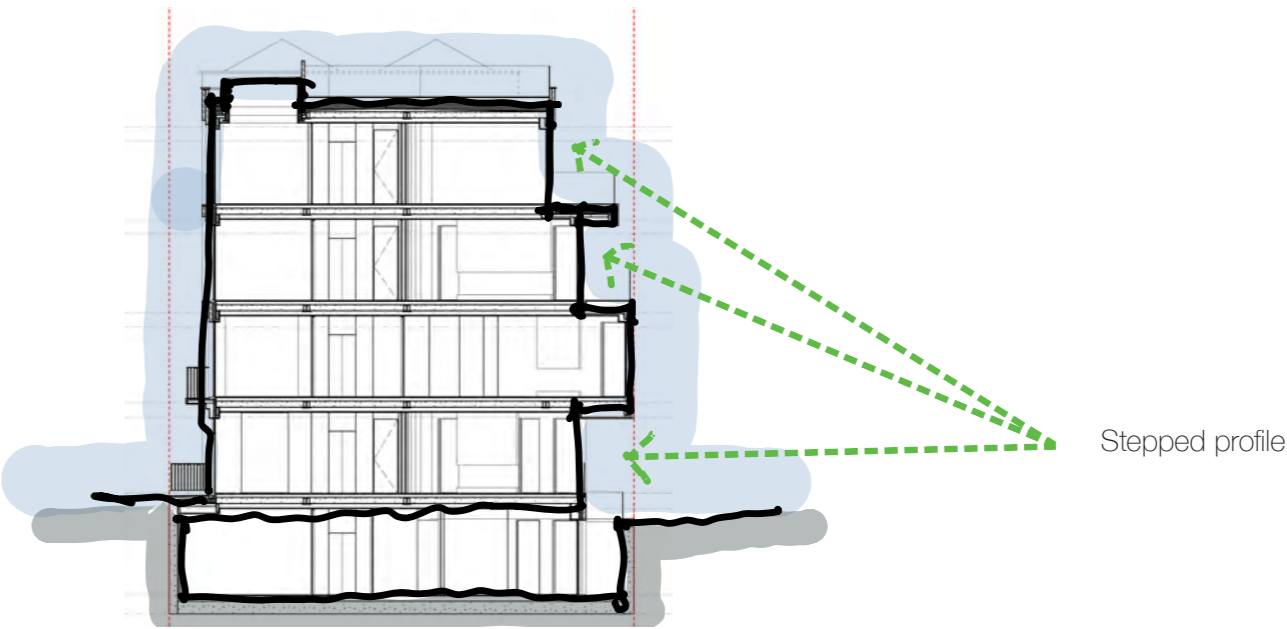
The daylight study evaluated the impact of the massing resulting from the additional storey. In response, the massing of the building is cut back at a raked angle along the west elevation and the depth of the floor plates decreases at second and third floor levels.

The depth of the floor plan is also decreased at ground floor level, the space used to create a lightwell for the basement and a significantly more open aspect to the rear court yard with n017 and the rear alley with no10 Balfour news



Boundray lines - - - - -

Building lines - - - - -



Design Proposals

4.5 Massing

South elevation



Existing

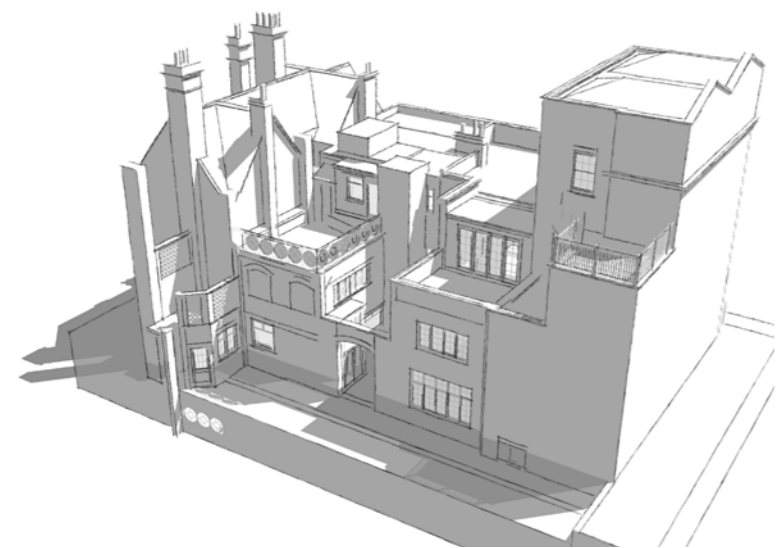


Additional storey



Fenestration

South elevation



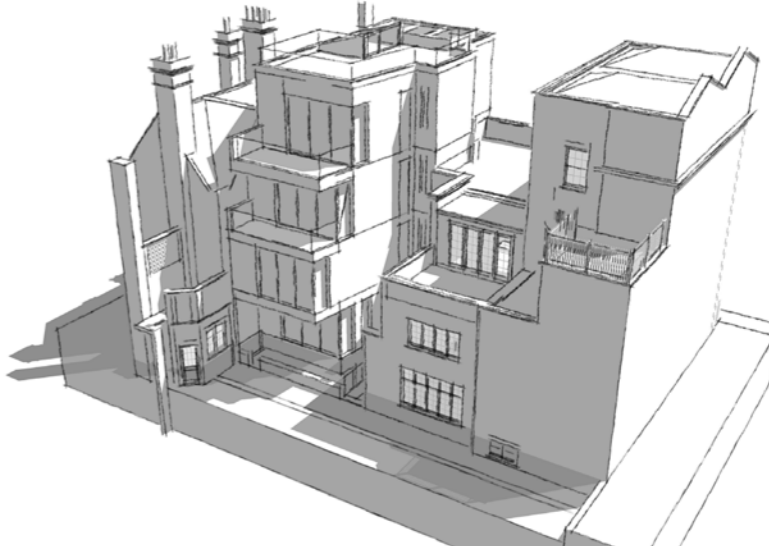
Existing



Stepped ground and basement to create the rear lightwell

Raked angle in response to the daylight and sunlight study

Stepped upper storeys in response to the daylight and sunlight study



Fenestration

Design Proposals

4.6 Facade Development

The proposals seek to develop a contemporary, yet contextually appropriate approach that engages directly with the setting, townscape, and historic townhouse architecture of the area.

The design of the front facade evolved through a process of testing the organisation, scale, massing, fenestration hierarchy and materiality, as is shown in the development sketches and models. The facade is organised in 3 bays, with storey height arched openings at ground floor, storey height vertical windows at first and reduced height openings above, to echo the rhythm, hierarchy and similar elements of the street scene.

At the rear, the form and massing of the building responds to the daylight and sunlight study which determined the raked angle of the west flank elevation and the reduced depth of the second and third floor plans. The organisational strategy for the accommodation has the key living spaces on the upper storeys to make maximum use of the natural light and aspect; the stepped plan depths allowing the provision of 2 smaller terraces to replace the existing large terrace at second floor level for these key spaces.

The demise of the property is restricted, as existing both ground and first floors are built to the boundary at the rear resulting in an enclosed sense to the alley which runs the length of the flank wall of no10 Balfour mews to the junction with Rex place,. The only external space is a small courtyard space shared with no17 on the ground floor at the rear.

As proposed, the ground floor is set back by 1700mm from the rear boundary, extending the perceived width of the alley from 3800mm to 5500mm, significantly increasing the sense of openness and space for no17 and no19. The first floor extends over this to the full depth of the site and there is a large window in the rear elevation facing the alley at first floor, however this looks out at a blank brick wall in the flank elevation of 10 Balfour mews at this level.

The organisation and scale of the fenestration across the rear elevations strike a balance between the need to maximise the available natural light and ventilation, while being considerate of the impact of the proposed

scheme design on the amenity of the surrounding neighbours. There are storey height panels of glazing within the rear elevation on all levels, which each have a glazed corner with the west elevation to maximise light, however these are set back from the rear boundary by 1700mm at ground and second floors, and by 2900mm at the third floor.

There is a further fixed slot window within the raked west elevation at each level close to the junction of the party wall with no17, the fenestration bringing natural light into the depth of the plan and the centre of the house. At ground, first and second the glass is opaque to preserve the privacy and mutual overlooking between the adjoining properties.

