



## DESIGN, ACCESS & HERITAGE STATEMENT Ph.2

**88 SEYMOUR ST  
LONDON  
W2 2JJ**

May 2021

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**ARCHICOLLETT**

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# CONTENTS

1. Introduction
2. Location & Heritage
3. Proposed Alterations
4. Planning History
5. Access
6. Design Assessment \ Conclusion
7. Photo Report

## 1. INTRODUCTION

This Design, Access and Heritage Statement has been prepared by Archicollett in support of a Listed Building Application at 88 Seymour Street, London, W2 2JJ.

This statement is to be read in conjunction with the following documents:

- Location Plan
- Site Plan
- Existing and Proposed Floor Plan and Elevations
- Condition report by Melliush & Davis in support of the chimney piece restoration

The proposals are restricted to internal areas.  
The property will remain a private residence.

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## 2. LOCATION & HERITAGE

No. 88 Seymour Street is a private residence located near the junction of Seymour Street and Connaught Square, 2 streets north of the boundary of Hyde Park.

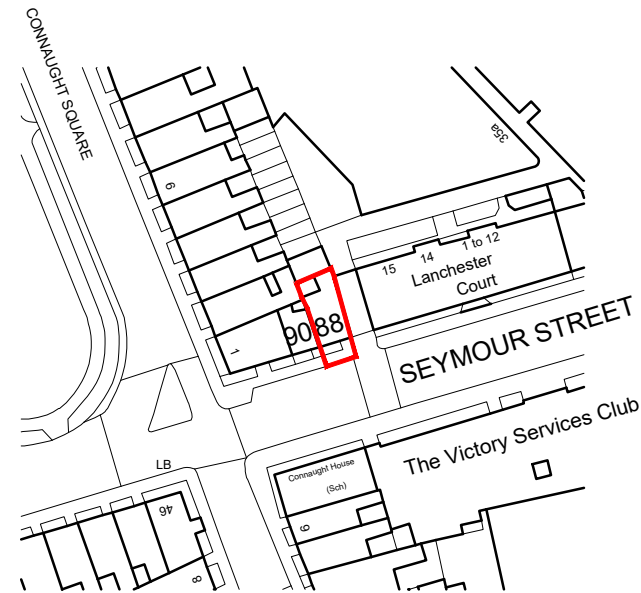
It falls within the Bayswater Conservation Area and is Grade II listed. The site is within a predominantly residential area, characterised by stuccoed terraces.

The listed building register describes the building as follows:

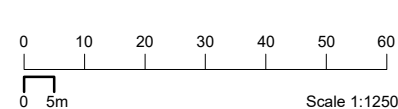
*“Terraced “4th rate” house. c.1828-30, early Bishop of London’s Estate development associated with Connaught Square. Stock brick with channelled stucco ground floor; concealed slate roof. 4 storeys and basement. 2 windows wide. Semicircular arched doorway to right with panelled door and loop patterned fanlight. Recessed glazing bar sashes under flat gauged arches except for 1st floor with marginal glazed French windows. Plat band finishing off ground floor stuccowork. Parapet with coping. Continuous, cast iron, geometric patterned balcony to 1st floor. Cast iron area railings with urn finials.”*

In researching the history of the building, we note that a previous application submitted by Peregrine Bryant included an extensive history of the area known as Tyburnia and the immediate location of Connaught Square, known today as Hyde Park Estate. We cannot improve on this. Due to the fact that our proposals are all internal and have no impact on the external character of the building or the greater surroundings, we have included evidence of the existing fabric in this document, relevant to the application.

As referenced below under Planning History, No. 88 was converted back into a self-contained residential dwelling in 1998 after being used as an office from 1973 - 1997. It has further been modernised internally during the late 20th Century (see Planning History below).



Location Plan



### 3. PROPOSED ALTERATIONS

The application seeks approval for minor alterations on the existing Ground Floor.

The items below relate to the plans included in this application:

#### 1. Ground Floor

1.1. Boxing built on either side of chimney breast in the Kitchen. The boxing will be to the height of kitchen wall units to create an even plane for fitting units against. This proposal will have no impact on the existing cornice.

1.2. New kitchen units replacing existing contemporary kitchen.

1.3. Existing recessed downlights repositioned.

1.4. Replace modern Engineered timber flooring for new Engineered timber flooring to all of the Ground Floor.

1.5. Proposed recessed downlights and Pendant in Family Room.

1.6. Replacement of built in banquette seating in bay window.

1.7. Proposed built in joinery next to chimney breast.

1.8. Refurbishment of existing chimney piece to Family room and replacement of existing hearth with a flush fitted hearth and slab.

An inspection of the chimney piece was carried out by Melluis & Davis in April and their Condition Report and recommendation is attached to this application.

1.9. Proposed wall lights and pendant light in Hallway.

1.10. Refurbishment of existing windows.

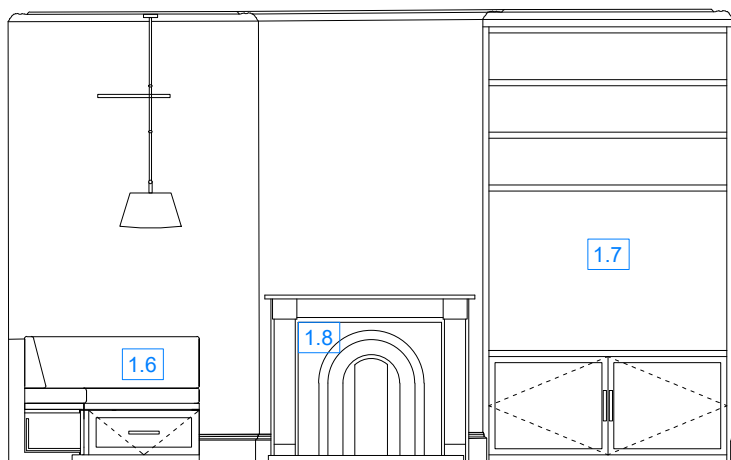
General:

Existing cornices to be restored where necessary and redecorated.

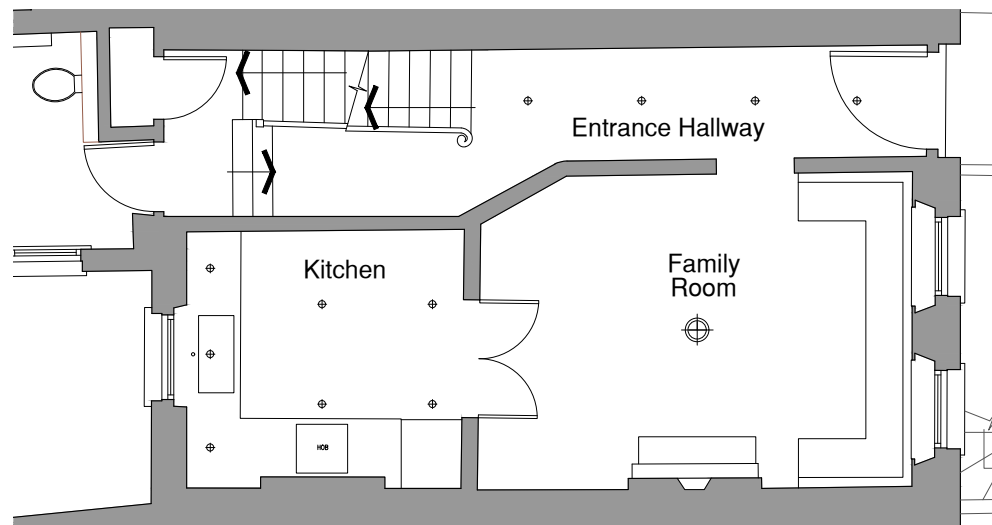
Existing skirtings to be redecorated.

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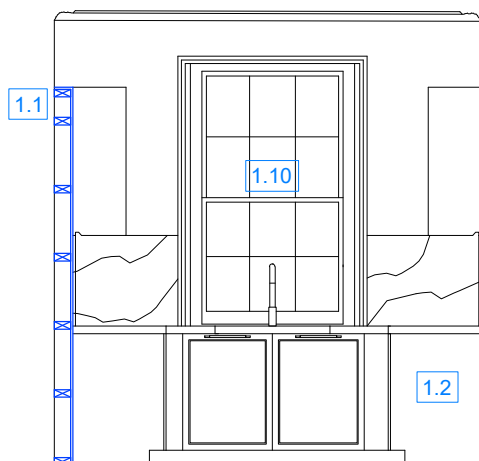
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Proposed Family Room Fireplace Elevation *\_Not to scale*



Existing Ground Floor Plan *\_Not to scale*



Proposed Kitchen Section/Elevation *\_Not to scale*



Proposed Ground Floor Plan *\_Not to scale*

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## 4. PLANNING HISTORY

Relevant Listed Building history includes:

MINOR INTERNAL REFURBISHMENT AND ALTERATIONS TO FIRST AND SECOND FLOOR.

Ref. No: 21/02545/LBC | Received: Mon 19 April 2021 | Validated: Mon 19 April 2021 | Status: Decided

INTERNAL ALTERATIONS TO THE PROPERTY.

Ref. No: 15/09534/LBC | Received: Tue 13 Oct 2015 | Validated: Tue 13 Oct 2015 | Status: Decided

INSTALLATION OF THREE ROOF LIGHTS TO MAIN ROOF.

Ref. No: 15/09533/FULL | Received: Tue 13 Oct 2015 | Validated: Tue 13 Oct 2015 | Status: Withdrawn

REMOVAL OF GROUND FLOOR KITCHEN AND RELOCATION TO BASEMENT AND ADAPTATION OF ORIGINAL KITCHEN INTO A LIBRARY.

Ref. No: 05/06093/LBC | Received: Thu 28 Jul 2005 | Validated: Thu 28 Jul 2005 | Status: Decided

REMOVAL OF EXISTING STUD WALLS & DOORS & BUILDING NEW WALLS & FITTING OUT OF BATHROOMS & KITCHENS

Ref. No: 98/03807/LBC | Received: Tue 05 May 1998 | Validated: Tue 05 May 1998 | Status: Decided

CHANGE OF USE TO A SELF CONTAINED RESIDENTIAL DWELLING. PREVIOUSLY UNDER PERSONAL OFFICE USER FROM C.1973 TO 1997

Ref. No: 98/03339/FULL | Received: Mon 20 Apr 1998 | Validated: Wed 06 May 1998 | Status: Decided

DUAL USE OF BASEMENT, GROUND, FIRST & SECOND FLOORS AS B1 OFFICES AND A SELF CONTAINED FLAT AT THIRD FLOOR, OR USE AS A SINGLE DWELLING HOUSE

Ref. No: 97/08270/FULL | Received: Mon 15 Sep 1997 | Validated: Mon 27 Oct 1997 | Status: Decided

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## 5. ACCESS

No change to the current access into the building is being proposed.

Fire brigade access remains as existing.

Refuse collection remains as existing.

## 6. DESIGN ASSESSMENT / CONCLUSION

### Scale, Appearance & Context:

These minor proposals are all internal and will therefore have no impact on the special characteristics of the building, the wider streetscape or surrounding properties and the area in general.

The proposals have no impact on occupancy levels, service requirements or transport requirements.

The proposals seek to restore existing architectural features which are in disrepair to match the existing, thereby enhancing the character of the building.

Based on the general compliance with Policies and Listed building/ heritage requirements we seek approval for this application.

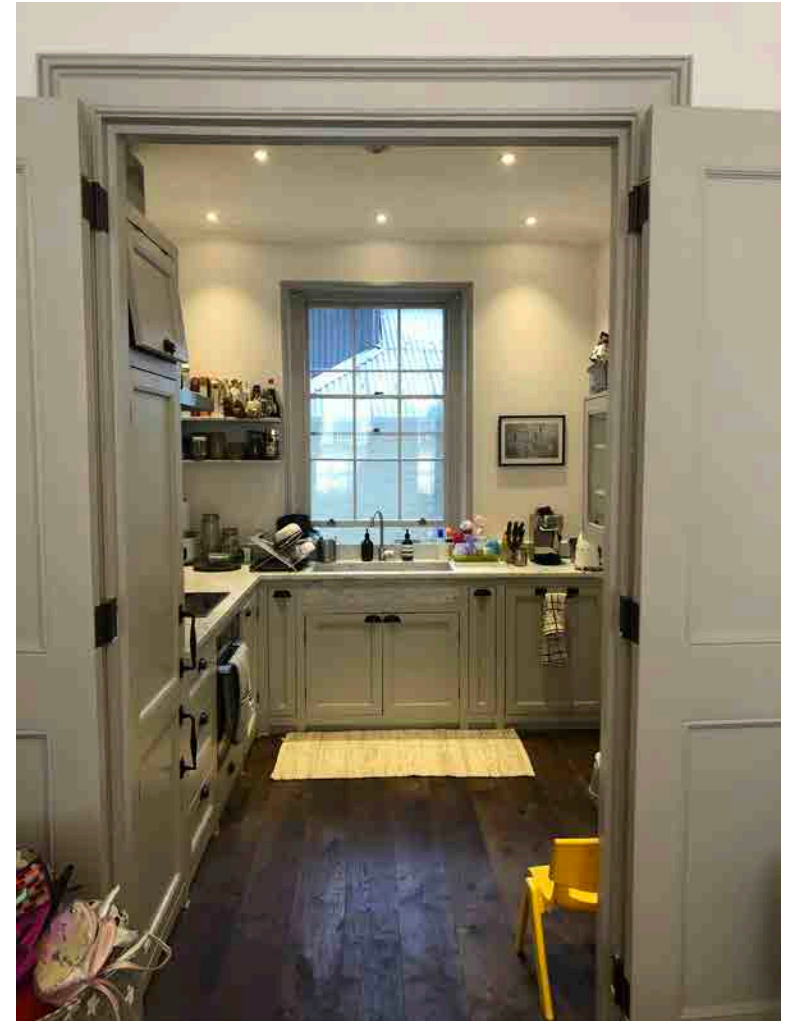


## 7. PHOTO REPORT

Ground Floor Entrance Hallway



Ground Floor Kitchen



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Ground Floor Family Room



Ground Floor Family Room Chimney Piece



Hearth to Family Room Chimney Piece to be replaced with a flush hearth. The chimney-piece has a new shelf which is an unsympathetic introduction.

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## Ground Floor Family Room Chimney Piece



Investigation by Melluis & Davis specialist restorers found the chimney piece in poor condition with outcrops broken and deeply coal soot stained. This proposal seeks consent for the restoration thereof.

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