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**OUR REF: 3103**

**DESIGN ACCESS AND PLANNING STATEMENT**

**48 BERWICK STREET, LONDON W1F 8JD**

**MAY 2021**

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## **APPENDICES**

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## **1.0 INTRODUCTION**

**1.1** This Statement is prepared in support of an application for Listed Building Consent and planning permission in respect of the following works:

1. Demolition of canopy at rear of building.
2. Demolition of existing glazed lantern to rear addition.
3. Provision of new glazed lantern to match original
4. Replacement of rooflights
5. Provision of solar panel
6. Replacement of lead covering to flat roof, re-laid to new rainwater down pipe.
7. Replacement of timber rafters and wallplate as necessary.
8. Installation of toilet cubicles, washroom and sanitary fittings at basement level

**1.2** This Statement is to be read in conjunction with the Heritage Statement, photographs and drawings. A separate structural survey is included at Appendix A to this Statement.

**1.3** This application is made following pre-application advice from the Council's Conservation Officer. There are on-going discussions with Building Control.

## **2.0 SITE CONTEXT**

**2.1** The works included within this application relate to the rear addition behind the main frontage building that enclosed the original rear yard. More details of the historic importance of the building are included in the separate Statement of Heritage Significance.

**2.2** The context of the rear part of this building needs to be considered in the wide variety of rear additions to adjoining buildings and those fronting onto Wardour Mews to the east of the site. There is no consistent style and they have been added piecemeal over the years.

## **3.0 DETAILS OF PROPOSED WORKS**

**3.1** Details are set out below under separate subheadings to specify the works proposed.

### **(1) Demolition of canopy at rear of building**

The existing canopy is constructed on a lightweight timber frame mounted on the flat roof, with fixings to the adjacent wall. It is clad on the roof and the east side with translucent corrugated plastic sheets. The south side is open. See photograph numbers 1 and 2.

It is understood it was originally provided to create a covered outside working space adjacent to the first-floor rear room of the main building which appears to have been the main working area in the building. There were some freestanding tanks on the area under the canopy roof containing chemicals.

The structure is of no historic interest, it detracts from the appearance of the rear of the building and as stated in the pre-application advice, “its appearance is unsightly, and its removal welcomed”.

It can be removed without damage to the remaining parts of the host building and therefore with no detriment to the listed building.

**(2) Demolition of glazed lantern**

The existing lantern is in poor condition having been patched up over the years. It is important for the future safety of the occupiers that this lantern is made safe. (See photo 2 and photographs in structural report). Given that this is an integral element, if one part, fails the whole of the lantern will fail. It is difficult to patch it up any further and therefore it is considered prudent to remove it and install a replacement.

**(3) Replacement Lantern**

The proposal is to replace the existing lantern with a new lantern constructed in softwood timber to the original design and incorporating two opening lights. The height of the up-stand above the flat roof is to be increased slightly to allow for dressing the lead to avoid ingress of water from the adjacent roof area. This takes account of climate change and future storm conditions and is intended to protect the structure.

The replacement will allow for the installation of double-glazed windows using toughened solar glass to aid safety and to reduce the amount of heat penetrating into the building from sunlight.

The new lantern will be finished in a traditional white paint.

**(4) Replacement of rooflights**

The existing roof structure is generally in sound condition as explained in the structural report. The roof windows are in poor condition and it is proposed to replace the main larger windows on the northern and southern faces of the roof and also to replace the smaller window on the western face of the roof. The smaller rooflights are to be removed and covered over with slate roofing material.

The new rooflights will be of a ‘Conservation’ design incorporating a central vertical glazing bar within each window. The roof lights will be finished in a white paint.

The new rooflights will be properly fitted into the roof structure and fixed to prevent the ingress of water.

**(5) Solar panel**

It is intended to incorporate a solar exchange panel into the roof. This is intended to improve the energy efficiency of the building for the future. It will sit on top of the existing slate roof covering.

A separate detail of this facility is attached to this application.

**(6) Replacement of lead covering to flat roof**

The existing lead work is to be taken up, the timber boarding below will be inspected and where it has deteriorated it will be replaced with matching material.

The existing lead will be re-used where possible with any deficit made up of new code 6 lead sheets. These will be installed in accordance with guidelines provided by the Lead Development Association.

The lead will be laid to falls (min 1:40) to a new rainwater downpipe that is to be repositioned to discharge down through the ground floor to the basement where it will be connected to the existing manhole and the combined sewer.

**(7) Replacement of timber rafters and wallplate**

As identified in the structural report some of the rafters are rotted and those areas which have been tested are shown on the submitted plan. The structural report advises that the whole length of each rafter is replaced to ensure the future integrity of the roof structure. These will be replaced with matching softwood timbers.

The structural report identifies areas where the wallplate has rotted and also where it has previously been replaced with cement. These areas will be replaced by cutting out and jointing replacement timbers of matching size into the existing wallplate using a scarf joint or similar.

**(8) Installation of toilet cubicles, washroom and sanitary fittings**

The proposal is to utilise the northern side of the basement area to provide new facilities to serve the future use of the building.

The cubicles will be of freestanding design with minimal fixings that can be removed in future if necessary. The sanitary fittings will be connected to a drain that will discharge into the existing manhole.

A separate wash-basin will be provided on the opposite wall with electrical dryers one at each end.

The rear part of the basement will be closed off to provide a small store for cleaning materials etc.

#### **4.0 PLANNING CONSIDERATIONS**

- 4.1** The primary purpose of these works is to bring the building up to a reasonable standard to allow it to be brought back into beneficial use.
- 4.2** The building was in use by the same business for 160 years and only limited repairs and almost no upgrading was undertaken during this period.
- 4.3** It is now necessary to bring the building up to a good standard fit for modern use and to facilitate its use for retail sales and workspace that is its lawful use. In this context the rear part of the building consisting of the rear addition is to be utilised to provide a break out area for refreshments and meetings by people working in the building, with a washroom and sanitary accommodation in the basement.
- 4.4** It is intended that the area will be adapted for the new purpose with a minimum of alteration, essentially utilising the existing spaces.
- 4.5** However, there is a need for improvement and upgrading to provide for the new purpose. The works involved within this application are considered to be proportionate for this purpose striking a balance between repair and replacement of building elements that will enable the building to be put to a beneficial use.
- 4.6** The works include the demolition of the canopy which is a modern addition, and which is of no historic significance and which will benefit the character and appearance of this listed building.
- 4.7** The replacement of the glazed lantern is considered necessary for health and safety reasons because it cannot be brought back to a good state of repair after successive attempts at bodged repairs. It is essential that the safety and welfare of future occupiers is a priority and this element is considered to be a potential hazard that should be replaced. The new lantern will replicate the existing design with some minor improvements to address climate change.
- 4.8** The rooflights are also in poor condition and replacements are proposed with use of 'Conservation' roof lights that reflect the character of this building.
- 4.9** The provision of a solar exchange panel will improve the energy efficiency of the building and is essentially a fully reversible addition to the building.
- 4.10** The lead roof covering to the flat roof will be re-laid with a fall to a new rainwater downpipe that will help to meet the increased surface water run-off associated with climate change. This will protect the building for the future.
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- 4.11** The replacement of timbers within the roof has been kept to a minimum but essentially only those that are defective are to be replaced.
- 4.12** The installation of toilets and wash room is necessary to meet current standards for the provision of these facilities in the workplace. They are in a part of the building where there is the least potential harm to the historic fabric.

## **5.0 CONCLUSION**

- 5.1** It is therefore concluded that these works represent an important part of bringing the building back into a beneficial use that is essential to ensure its long-term future preservation.
- 5.2** The works have been carefully designed to minimise the impact on the historic assets and to avoid loss of historic features.
- 5.3** For all these reasons, the Council are respectfully requested to grant planning permission and listed building consent for these works.