

**01 June 2021**



View of façade of property

## **SITE CONTEXT**

### **1.00 MACRO ENVIRONMENT**

- 1.01 The property that is the subject of this application is 5A Dorset Square, London NW1 6PU.
- 1.02 The property is in the Dorset Square Conservation Area.
- 1.03 The apartment is in a Grade II Listed building – Historic England ref: 1210609, Westminster ref: 34/61. The listing is for Nos. 1-8 group of terraced properties forming east side of square.

### **2.00 MICRO-ENVIRONMENT**

- 2.01 The property is on the lower ground floor of no. 5 Dorset Square, accessed from pavement level via a flight of stairs in the front area.
- 2.02 The area of the site upon which the property is located is approximately 237.8 square metres including the courtyard, front area and vaults under the pavement, 185.74 square metres of which comprises the building footprint at lower ground floor level. There is a front area of about 9.76 square metres and a courtyard to the rear of about 14.56 square metres. The vaults under the pavement take up 27.75 square metres.
- 2.03 The site is shown outlined in red on the site location plan, forming part of this application. The applicant does not own any adjoining land or properties.

**01 June 2021**

**3.00 DESCRIPTION OF PROPERTY**

- 3.01 The apartment is at lower ground floor level and occupies the whole footprint of a terraced property on the east side of Dorset Square.
- 3.02 The building further comprises a ground, first, second and third floor with a separate access from the pavement level.
- 3.03 The property is generally in good condition structurally. In 2002. the properties at nos. 3, 4 & 5 Dorset Square that were previously combined together, received planning consent for conversion into 14 apartments (02/03194/FULL and 02/03195/LBC). Internal alterations and external refurbishment's works that followed left very few features of the original building in the current demise of the lower ground floor apartment.
- 3.04 The rear courtyard was reconfigured and enlarged to take on the current shape and size. The existing party walls with adjoining buildings (nos.4 & 6) were dry-lined and a new slab and masonry internal partitions were constructed throughout. Ceilings are plasterboard. All doors, cornices, skirtings, architraves and other features are new.
- 3.05 The window facing the front open area is painted timber vertical sash window with glazing bars. The two doors facing also the front area are 6-panel doors with 4 upper panels glazed. A simple, rectangular fanlight window features above one of the doors (currently sealed).
- 3.06 The design for painted timber glazed screens, windows and doors onto courtyard lightwell featuring glazing bars, was eventually approved as part of the 2002. scheme (03/08759/ADLBC).
- 3.07 Approvals were further granted during 2003. / 2004. respectively for details of skylights to the basement of all houses (04/00882/ADLBC) , details of doors (03/07027/ADLBC), details of new and replacement cornices, stone to front of houses and lightwell courtyards (06/04747/ADLBC), details of brick samples (03/07252/ADLBC) and details of fireplaces (04/00769/ADLBC).

**4.00 RELEVANT PLANNING HISTORY**

4.01 The relevant planning history of no. 5a Dorset Square is set out below:

*Application no.:* 19/08568/FULL and 19/08569/LBC  
*Permission granted:* 30/12/2019  
*Application:* Replacement of inner courtyard glazing and infilling of two doors onto inner courtyard. (Linked to 19/08569/LBC)

*Application no.:* 18/04485/LBC  
*Permission granted:* 13/07/2018  
*Application:* Remedial damp proofing works to under-pavement vaults and installation of studded waterproof membrane and drainage channels

*Application no.:* 17/05780/FULL  
*Permission granted:* 27/11/2017

**01 June 2021**

- Application:* Replacement of windows to rear lightwell at basement level, new paving to courtyard and refurbishment of new steps
- Application no.:* 17/05781/LBC  
*Permission granted:* 27/11/17  
*Application:* Replacement of windows to rear lightwell at basement level, new paving to rear courtyard and refurbishment of front steps. Internal alterations, including the removal and addition of partitions
- Application no.:* 04/00935/LBC  
*Permission granted:* 08/07/04  
*Application:* Installation of 13 externally mounted air-conditioning units to existing main roof valley
- Application no.:* 04/00881/FULL  
*Permission granted:* 08/07/04  
*Application:* Installation of 13 air-conditioning units and condensers at roof level
- Application no.:* 02/03195/LBC  
*Permission granted:* 10/09/02  
*Application:* Internal alterations in connection with conversion to residential use
- Application no.:* 02/03194/FULL  
*Permission granted:* 10/09/02  
*Application:* Internal and external works of refurbishment, including the rebuilding of the closet wing of No. 3 in connection with the conversion of the property into 14 self-contained flats
- Application no.:* 01/1315/LBC  
*Permission granted:* 26/07/01  
*Application:* Installation of rooflights, alterations to existing patio and rear window, installation of York stone to entrances, reinstatement of columns and chimney pieces, installation of secondary glazing and some internal partitions
- Application no.:* 01/01290/FULL  
*Permission granted:* 26/07/01  
*Application:* Installation of rooflights, alterations to existing patio and rear window, installation of York stone to entrances, reinstatement of columns and chimney pieces, installation of secondary glazing and some internal partitions
- Application no.:* 98/09301/LBC  
*Permission granted:* 19/08/99  
*Application:* Installation of roof access for means of escape and internal alterations
- Application no.:* 92/09301/LBC  
*Permission granted:* 26/08/93  
*Application:* Refurbishment & restoration of 3-5 Dorset Square including internal alterations; replacement of basement & outbuildings; internal alterations and adding a mansard storey to 49-50 Chagford Street

**01 June 2021**

## **DESIGN**

### **5.00 CURRENT AND PROPOSED USAGE**

5.01 The building is in residential use and there is no proposed change of use.

### **6.00 EXISTING APPEARANCE**

6.01 The existing building is a terraced four-storey building over basement with a rear extension at lower ground and ground floor levels. The roof is the traditional 'M' style roof behind front and rear parapets.

6.02 The front of the building is painted render at ground and lower ground floor levels and fair-faced stock brickwork above. The rear of the property is fair-faced brickwork other than the ground and lower ground floor levels that are finished in painted render.

6.03 External window and doorframes and sash elements are white painted timber. Metalwork and rainwater goods are painted black.

6.04 The front exterior of the building is largely original, with the exception of the front doors to the lower ground apartment and the ground floor entrance doors. The rear patio elevations have a number of non-original modified openings (all lower ground floor fenestration to the courtyard were formed after the 2002. approval as were some of the windows to upper floors). The only lower ground floor window opening onto the courtyard that appears consistently in the same position on the drawing records from 1911, 1937 and 1947 is the centrally positioned window to the main bedroom, although the width seems to vary from one record to the other. Copies of the drawing records mentioned above are part of this submission.

6.05 The interior of the lower ground floor apartment has lost most of the original features and much of the original fabric with the notable exception of the former curved staircase wall.

### **7.00 PROPOSAL**

7.01 To the front lightwell only – to remove the concrete topping to the external stairs and replace with reclaimed riven Yorkstone to treads and risers.

7.02 To remove the concrete floor tiles and replace with reclaimed riven Yorkstone paving slabs.

7.03 To remove the existing handrail, modify the handrail to add intermediate uprights at 100mm centres and raise the height to 900mm from the pitch line (to comply with Building Regulations Part K) and refix. To paint the modified handrail black.

7.04 To add recessed wall lights down the stairs.

### **8.00 AMOUNT OF DEVELOPMENT**

8.01 There is no proposed increase or decrease in floor area.

8.02 The front lightwell is visible from Dorset Square.



**01 June 2021**



View of steps and handrail



**01 June 2021**



Another view of the steps and handrail

**01 June 2021**

**9.00 REFUSE DISPOSAL**

9.01 Separate refuse + recycling facilities will be maintained as per the existing planning approval.

**10.00 CYCLE STORAGE**

10.01 Cycle storage will be maintained as per the existing planning approval.

**ACCESS**

**11.00 ACCESS LINKS**

11.01 No change to vehicular or pedestrian access is proposed. The apartment is accessible to pedestrians via stepped access from Dorset Square. The site is approximately 220m west of Baker Street London Underground Station (Zone 1) and approximately 240m east of Marylebone National Railway Station and a number of bus routes pass close to the site along Dorset Square and Marylebone Road. It scores a PTAL level 6b which identifies its excellent access to public transport. There is on-street parking directly outside the property, on Dorset Square.

**12.00 HERITAGE**

12.01 Government guidance on listed building control is set out in the National Planning Policy Framework ('NPPF'). This advises that the level of detail provided in this statement should be proportionate to assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para 128). This statement outlines the features of the property and explains how the works impact on the listed building.

12.02 Before starting to explore the design options for this property, we studied the building in respect of its history and its neighbouring properties. A review was made in respect of council records and the previous planning history.

12.03 An assessment was made of the site in its context and its environment and a study of the interior and exterior of the property in relation to its history and records taken of the original features and as far as possible, also of the fabric of the building.

**13.00 LISTED BUILDING**

13.01 The property is grade II listed (along with others in the terrace – 1-8 consecutive) and was first listed on 10-Sep-1954 (Historic England listing reference 1210609 and Westminster reference 34/61). The listing description is as follows:

*TQ 2782 SE CITY OF WESTMINSTER DORSET SQUARE, NW1 (East side) 34/61 10.9.54 Nos. 1 to 8(consecutive.)*

*Terraced town houses forming east side of square. c.1815-20 Portman Estate development. Stock brick with stucco ground floors mostly banded; concealed slate roofs. Symmetrically balanced block with central pair (Nos. 4 and 5) slightly advanced. 4 storeys and basement. 3-window wide fronts apart from No. 1 with 4 windows and the central pair with 2 each. Doorways symmetrically placed to left and right, semi-circular arched with panelled doors flanked by Greek Doric columns in antis carrying Greek key enriched door-heads below patterned fanlights (apart from Nos. 6, 7 and 8). Recessed sashes, some with glazing*

**01 June 2021**

*bars, under flat gauged arches to upper floors, those of central pair with stuccoed flat arches and key blocks. Flat band over ground floor. Crowning stucco cornice and blocking course. Cast iron geometric pattern balconies across 1st floor and Nos. 1, 2 and 8 with good iron trellis standard verandahs with tent roofs. Cast iron area railings with urn finials.*

13.02 Dorset Square was designated as a conservation area in 1968, which was then extended in 1978, 1990 and 2008. Today it remains of historic interest as a substantially intact area of Georgian townscape.

#### **14.00 POLICY CONTEXT**

14.01 National planning policy advice is contained in the adopted National Planning Policy Framework, which replaces the previous Planning Policy Guidance Notes and Planning Policy Statements.

14.02 Local planning policy for this site comprises of the adopted Westminster City Plan: Strategic Policies (November 2013) and 'saved' policies from the Westminster Unitary Development Plan (January 2007).

- Westminster City Plan: Strategic Policies (November 2013)

Policy S25 (Heritage) seeks to conserve the historic nature of Westminster including its listed buildings and conservation areas and their settings. It states that historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible.

- Westminster Unitary Development Plan (January 2007)

Policy DES 10 sets out the policy approach to Listed Buildings. It outlines that any proposal relating to the extension or alteration of a listed building will, where relevant, need to include full details of means of access, siting, design and external appearance of the proposed development in order to demonstrate that it would respect the listed building's character and appearance and serve to preserve, restore or complement its features of special architectural or historic interest.

### **CONCLUSION**

15.01 The proposed changes relate exclusively to the front lightwell. The proposed replacement of concrete finishes to the stairs and floor of the lightwell with reclaimed Yorkstone is with a view to recreate the finishes that we expect from research is what the existing finishes would have been.

15.02 The front lightwell is a common part to the building used by all occupants as well as the public, utility company and delivery company employees. The proposed modification of the handrail is to retain the existing but to have it compliant with Building Regulations. The current handrail is uncomfortable and unsafe to use.

15.03 The addition of recessed wall lights to the stairs is to improve safety and security for those using the stairs.