

## DESIGN & ACCESS STATEMENT

13 Westmoreland Place SW1V

May 2021



front elevation



Rear elevation

### Introduction, Site and Context

The property is a slate-roofed, double fronted terraced Victorian house with a south-facing rear garden. It is located within the Pimlico conservation area. It has five storeys and at the rear a small enclosed courtyard garden. The house consists of a lower ground floor, a ground floor, a first floor and second floor with a roof extension to form a third floor.

The client's design brief is to adjoin the valuts to the front of the property to the house and waterproof to make them an extension to the kitchen floor plan for the purposes of a small gym and utility room.

## **Design**

The design is of minimal impact to the property from both the public highway, private back gardens and views from rear windows. The main changes for view to the public are the service access staircase (reinstating use of the lightwell gate) and enclosing below the stepped bridge to the front door beneath. A door of access would allow the movement of kitchen and sanitary equipment, such as washing machines and fridge-freezers, without risk of damage to the internal stairwell or need to remove lower ground floor windows. This has been done on multiple house lightwells in the area and should not harm the originality of the elevation.

The existing timber doors that face back towards the house from the vaults will be eliminated, replaced with one small utility room window and one larger curved window to reflect the shape of the vault. These additions will not be visible to the highway.

## **Alterations**

The proposed alterations make the house more liveable while having no impact on the street scene. The street has a plethora of ad-hoc additions to basement floors, including complete concealment of original light wells. The proposal respects the materials used in the original building and keeps existing window lintol heights in the same position.

## **Access**

The main entrance is via the main front door via the front garden giving access to accommodation on the ground floor and beyond. The existing internal layout of all floors is based on a central staircase which the design of the new layout will not alter.

Access and use remains as existing, but the lightwell gate is to be reinstated.

Routes and entrances will be well lit.

## **General**

The design has been completed in accordance with Westminster and Pimlico Conservation Area design guides published by the Westminster Planning Authority. The drawings and information produced have been taken from previous instruction from the planning authority and should contain all necessary materials to reach a decision.