



Design, Access & Historical Impact Assessment

To accompany an application for listed building consent for

46-48 Grosvenor Gardens, London SW1W OEB

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GRA

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1.0 Introduction

1.1 Aim of this report

The property, 46-48 Grosvenor Gardens, is a Grade II listed building located in the Grosvenor Gardens Conservation Area in the City of Westminster.

The purpose of this report is to:

- Assess the potential or actual impact likely to result from the proposed works on the listed building, in response to the relevant National Planning Policy Framework (February 2019)
- Explain the design decisions made in response to the assessment which have defined the proposals.

1.2 Reference to other documentation

This report should be read in conjunction with the following documents:

- Existing Dwg. Nos. SY/02, 03, 04, 05, 06 & 07
- Proposed Dwg. Nos. SK/12, 13, 14, 15, 16 & 17
- Photographs

2.0 Summary of the Proposed Works

Following the successful refurbishment of the lower ground floor, these proposals are for the strip-out of existing fixtures, fittings and ceilings to the upper floors; along with the installation of secondary glazing to improve the thermal performance of the property. The building is in use as B1 office.

3.0 Setting & Historical Information

The property, 46-48 Grosvenor Gardens, is a Grade II listed building located in the Grosvenor Gardens Conservation Area in the City of Westminster. It is part of the listed group of buildings Nos. 36-50. The building was first listed 14th January 1970 and the listing description is as follows:

TQ 2879 SW 98/45 14.1,70

CITY OF WESTMINSTER GROSVENOR GARDENS, SW1 (west side) Nos 36 to 50 (even)

GV II

Incomplete block of purpose built flats treated as palace facade. Circa 1868. Thomas Cundy III. Stone. Shaped slate mansard roofs. French Renaissance style. 4 storeys plus attic mansard and basement. Each house 3 windows wide. Nos 36 and 44 set forward slightly with rusticated quoins and tall mansard roofs. Projecting Corinthian porches and under arches. Continuous first floor cast iron balcony. Square headed windows to ground and first floor, round headed to second and segmental to third floor. Pediments to dormers; oval dormers above. Rich modillion cornice above third floor. Slab chimneys. Iron cresting to ridge. Area balustrade.

Listing NGR: TQ2878679135

4.0 Proposed Works

The proposals are to undertake enabling strip-out works along with minor alterations to the configuration of the layouts at all upper levels. With the addition of powder coated aluminium secondary glazing to all external facing windows

5.0 Assessment

National planning policy concerning the conservation of the historic environment is set out in the NPPF. Applicants are required to describe the significance of any heritage assets affected and any contribution made by their setting. The assessment of proposals concerning heritage assets should also take into account the following:-

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of a new development making a positive contribution to the local character and distinctiveness.
- When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation.

The works are to the office areas only. The only area containing historic fabric is the front roof at first floor level to No. 48. This room is being left as it is with minor works proposed to restore it to its original configuration. All other areas are devoid of historic fabric. The strip-out works are restricted to modern partitioning and suspended ceilings

We are therefore of the opinion that the proposals comply with the aims of NPPF.

6.0 Access

Access from the street will remain as existing. Whilst part M (Access to and Use of Buildings) of the Building Regulations has been considered in the development of the proposals, the property's Grade II listing limits the extent of compliance.

7.0 Conclusion

The proposals are for very minor alteration to the existing layout. The proposed scheme will be of no detriment to the property and will have no adverse effect on its status as a listed building.

Taking into account the assessment of the works as outlined above it is concluded that the proposed works satisfy the National Planning Policy Framework (February 2019), are negligible in terms of impact and would be of no detriment to the historic building.