

Flat 3, 58 Petty France, SW1H 9EU

Design and Access Statement

26th March 2021



1 / Introduction

MacLean Architecture and Design have been commissioned by the owner of Flat 3, 58 Petty France, London, SW1H 9EU to prepare this application for full planning permission and Listed Building Consent.

The Design and Access Statement should be read in conjunction with the following drawings and report:

L/1/100	Site Location Plan
L/2/101	Existing Third Floor Plan
L/4/100	Existing Front and Side Elevations
L/4/301	Proposed Alterations
A/31/301	New Replacement Window Details 2 of 4
A/31/302	New Replacement Windows 3 of 4
A/31/303	New Replacement Windows 4 of 4
Report	Historic Building Report for 58 Petty France
APPENDIX A	Documentary evidence demonstrating the existing windows are beyond repair or refurbishment

2 / The Property

58 Petty France is a Grade II-Listed Building located within the Victoria Street Archaeological Priority Area in the City of Westminster. The property is three-storey townhouse with a pitched mansard roof containing three one bedroom flats, including one self-contained one bedroom flat in the mansard roof, to which this application pertains.

2 / The Proposal

The planning application seeks approval for the following works:

- Replacement of three single-glazed casement windows to front of mansard with new single-glazed casements to match.

Window Replacement

Traditional windows and their glazing make an important contribution to the significance of historic areas, and historic windows of interest should be retained wherever possible using careful matching repair. Sadly, the windows in question have not been properly maintained over the years, and the old timber windows that should have enjoyed extremely long lives, have severely decayed. Consultation with several skilled joiners and window suppliers has confirmed that these front windows are beyond repair, and as such, it is proposed that accurate replacement copies are made and installed, and that the adjoining lead-work improved to avoid future decay.

3 / Planning History

A planning application was made in 2017 to replace the windows with double-glazed casements:

- 17/11454/FULL - Replacement of three single-glazed casement windows to front of mansard with new double glazed casements.

The application was refused, as follows:

1. Because of the design of the replacement windows the proposed works would harm the special interest of this grade II listed building and the appearance of this part of the city. This would not meet policies in Chapter 12 of the NPPF, S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 5 and DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

Your proposal is also considered to be contrary to the guidance provided within our supplementary planning guidance: 'Repairs and Alterations to Listed Buildings', notably paragraph 6.13; and also contrary to Historic England's guidance in 'Energy Efficiency and Historic Buildings' (2011) and 'Traditional Windows: Their Care, Repair and Upgrading' (2014 and republished 2017). (X17BC)

Notably, Westminster's Supplementary Planning Guidance 'Repairs and Alterations to Listed Buildings' section 6.13 regarding Windows is quite clear:

Original and historic windows should be retained, or where beyond repair, they should be replaced with purpose-made copies. These should accurately match the dimensions, details, materials and finish of the original windows.

The installation of double glazed units is usually incompatible with the retention of historic windows types due to the thicker glazing bars required.

As such, this application responds to the clear limitations set out in the planning refusal by seeking approval for single glazed copies of the originals. Whilst already in a state of disrepair when the above-mentioned application was made in 2017, the windows have deteriorated even further and now must be replaced.

4 / Access

Access to the property will remain as existing.

5/ Conclusion

In conclusion, the proposals are considered to comply with Council policies and those of Heritage England.