

# HERITAGE, PLANNING, DESIGN AND ACCESS STATEMENT

proposed alterations and improvements at *Flat 144, Dorset House, London, NW1 5AQ*

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## 1. DESCRIPTION OF WORKS

The proposed development includes internal renovations and the modernisation of an eighth-floor apartment (Flat 144) at Dorset House, NW1 5AQ.

Proposed works include the removal and introduction of additional minor stud partition walls to improve the flow and internal arrangement of the property. The bathrooms will be modernised through the works with all drainage and extraction remaining as per existing routes.

The extent of the works proposed would not affect the integrity of the external appearance of this Grade II Listed Building and due care and diligence will be taken to protect notable features within the apartment; please refer to **21-109-LP10** and **21-109-GA10** for detailed drawings of the proposed scheme.

## 2. ASSESSMENT OF ARCHITECTURAL AND HISTORIC SIGNIFICANCE

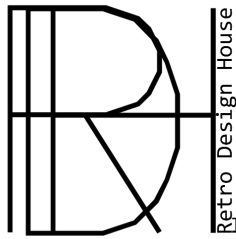
In order to fully assess the Architectural and Historic Significance of Dorset House we have provided extracts from the *Historic England's Listing Details* of the building:

*'TQ 2781 NE GLOUCESTER PLACE, NW1 (East side) 1900/34/10172 Dorset House (Nos.128-130) including Nos.1-9 Glentworth Street, 148-168 Marylebone Road and 31-37 Melcombe Street)*

*Block of 185 flats above underground parking garage, ground floor filling station, restaurant and 16 shops. 1934-5, architects T P Bennett and Son, consulting architect Joseph Emberton, with reliefs by Eric Gill, developer Claude Leigh. Brown brick, Flemish bond with stone dressings, wrought iron balustrades and brick and stone balcony fronts; asphalt flat roofs on concrete slabs, brick chimneys. The building occupies a complete street block, with full site coverage on ground floor, apart from shallow entrance courtyard from Gloucester Place. Entrance to filling station on corner of Gloucester Place and Marylebone Road; entrances to underground parking garage from Marylebone Road and Glentworth Street. Remainder of perimeter occupied by shops and restaurant. 2 storey basement, and 10 storeys above, top 2 stepped back from street frontage...'*

*'...The upper floors are planned as a series of linked T' and L' blocks, with their tails pointing streetwards, ranged around a broad court, open to Gloucester Place above the entrance. 1-, 2-, and 3-bedroom flats were provided, those on the first floor having access to roof terraces, and those on the 8th and 9th floor set back behind sundecks. **Steel-framed structure, concrete floors, Moderne style facades...***

As detailed above the structural arrangement of the building involves the combination of a steel-framed structure with a concrete floor make-up. This allows the internal walls within each apartment to be non-load bearing and as such *minor stud walls*. This structural arrangement has significantly aided previous examples of apartment renovations within Dorset House as the feature cornicing occurs on the bulk-head of the structural steel arrangement with the stud walls occurring beneath this, thus, allowing the removal of the minor stud walls with no/little impact to the cornice features:



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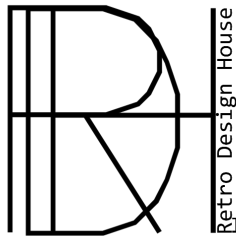
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*'...Interiors of most flats comprehensively refurbished, with renewal of kitchen and bathroom fittings, but covered ceilings survive, with some original fire surrounds. Due to extent of alterations interiors of flats not of special interest...*

This aspect of the *Listing Details* is of particular significance as it clearly outlines that the interiors of the apartments no longer have *special interest*. However, given the nature of the building and that a sensitive renovation is suggested all due diligence and care will be taken to protect both the fire surrounds and feature cornicing throughout the works. All existing cornicing will remain, as this is located on the top-side of the steel frame bulk-heads within the apartment and any new partition walls will have exact replica cornicing provided to seamlessly blend the overall renovation scheme.

### 3. IMPACT OF THE PROPOSAL ON THE SPECIAL INTEREST OF THE BUILDING

- The scale and impact of the proposal is minimal.
- The overall proposal provides 3 bedrooms (as per existing arrangement), minor alterations to the exiting living/bedroom partition wall to allow for the relocating of the kitchen, providing modern, open plan living within the existing grid system of the apartment.
- All external windows and doors are unaffected by this proposal (including all areas of the balcony) to ensure protection of the *Listing* along with the aesthetic of the overall building.
- Existing timber flooring in corridor will be retained and hand sanded.
- All external windows are unaffected by this proposal (including all areas of the balcony) to ensure protection of the *Listing* along with the aesthetic of the overall building.
- Existing doors to be retained uno. All the existing bedroom doors to be upgraded to 3-hinged fire rated doors (fd30s) using appropriate method and intumescent fire seal.
- The existing bathroom suites will be removed and new ones will be installed to suit modern requirements. All existing coving and skirting features will be retained.
- New kitchen units will be installed to suit the revised layout of the flat. All existing coving and skirting features will be retained behind the new units.
- All radiators to be repositioned. New radiators to be installed.
- Acoustic undelays to be fitted below all new timber floor coverings to isolate and block BOTH the impact and



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airborne noise.

- All walls and ceilings in the flat to be repaired and refurbished; new skim plaster finish to be added throughout. 1no. of 15mm Thick Gyproc SoundBloc (blue) or 1no. of 15mm Thick Gyproc SoundBloc F (*fireline*) (blue and pick) plasterboard to be applied on ceiling where required.
- All lighting to be surface mounted.
- As all of the cornices are currently located on the down stand of the bulk-heads (concealing the steel-frame structure) there will be no/little impact to these as we will **not be undertaking any structural works**. All new partitions will have exact replica corning introduced to unify the entire scheme.

## 4. LANDSCAPING STATEMENT

There will be no loss of trees or shrub planting due to the proposed development.

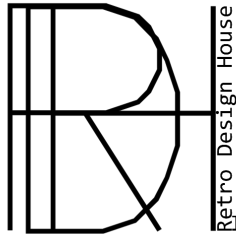
## 5. ACCESS STATEMENT

The existing access arrangements will be unaffected by the proposal. Vehicular parking arrangements are also unaffected by this development.

## 6. PRECEDENTS OF SIMILAR/MORE EXTENSIVE RENOVATION SCHEMES WITHIN DORSET HOUSE

Similar Planning Applications have been approved over recent years to surrounding properties within Dorset House including significantly more extensive renovation schemes than this proposal, below we have listed a small number of examples for your reflection and consideration;

21/00597/LBC | Internal Alterations to Partitions | Flat 66 Dorset House Gloucester Place London NW1 5AE



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18/07484/LBC | Internal Alterations to Partitions | Flat 53 Dorset House Gloucester Place London NW1 5AE

18/02063/LBC | Internal Alterations to Partitions | Flat 112 Dorset House Gloucester Place London NW1 5AG

17/10638/LBC | Internal Alterations to Partitions | Flat 72 Dorset House Gloucester Place London NW1 5AF

17/04597/LBC | Internal Alterations to Partitions | Flat 69 Dorset House Gloucester Place London NW1 5AE

## 7. CONCLUSION

It is felt that given the limited extent of the renovation works proposed, utilisation of all existing drainage and extraction routes along with the inherit protection of both the internal cornicing and fire surrounds that the works proposed to modernise the apartment will have little/no adverse effect on the overall building and the elements of protected nature through the Listing.

The clients are driven to protect the beauty of Dorset House whilst enhancing their own property in order to continue and protect the wider grandeur of Dorset House.