

2 LUPUS STREET PIMLICO, LONDON

DESIGN & ACCESS STATEMENT 2021



REV A

AUG 2021



**Brass
Architecture**

LUPUS STREET, PIMLICO

CONTENTS

- 1.0 EXECUTIVE SUMMARY 3
- 2.0 SITE LOCATION 4
- 3.0 EXISTING DRAWINGS 5
- 4.0 DESIGN PROPOSALS 12
 - 4.1 PROPOSED DRAWINGS 14
 - 4.2 PROPOSED MASSING 22
- 5.0 DESIGN SUMMARY 31
- 6.0 ACCESS & TRANSPORT 32
- 7.0 STATUTORY MATTERS 33
- 8.0 PLANNING MATTERS 33
- 9.0 AREA ANALYSIS 37
- 10.0 LOCAL CONTEXT 38



LUPUS STREET, PIMLICO

I.O EXECUTIVE SUMMARY

Brass Architecture are appointed to oversee architectural development options for a charming property located in Pimlico, London.

Proposed works include full overhaul of existing residential property; replacing tired interiors with units befitting of site location and market.

An existing shop unit occupies GFL and basement; with side entry access to upper floors via Tachbrook Street.

The GFL tenant is retained (with ownership over basement demise).

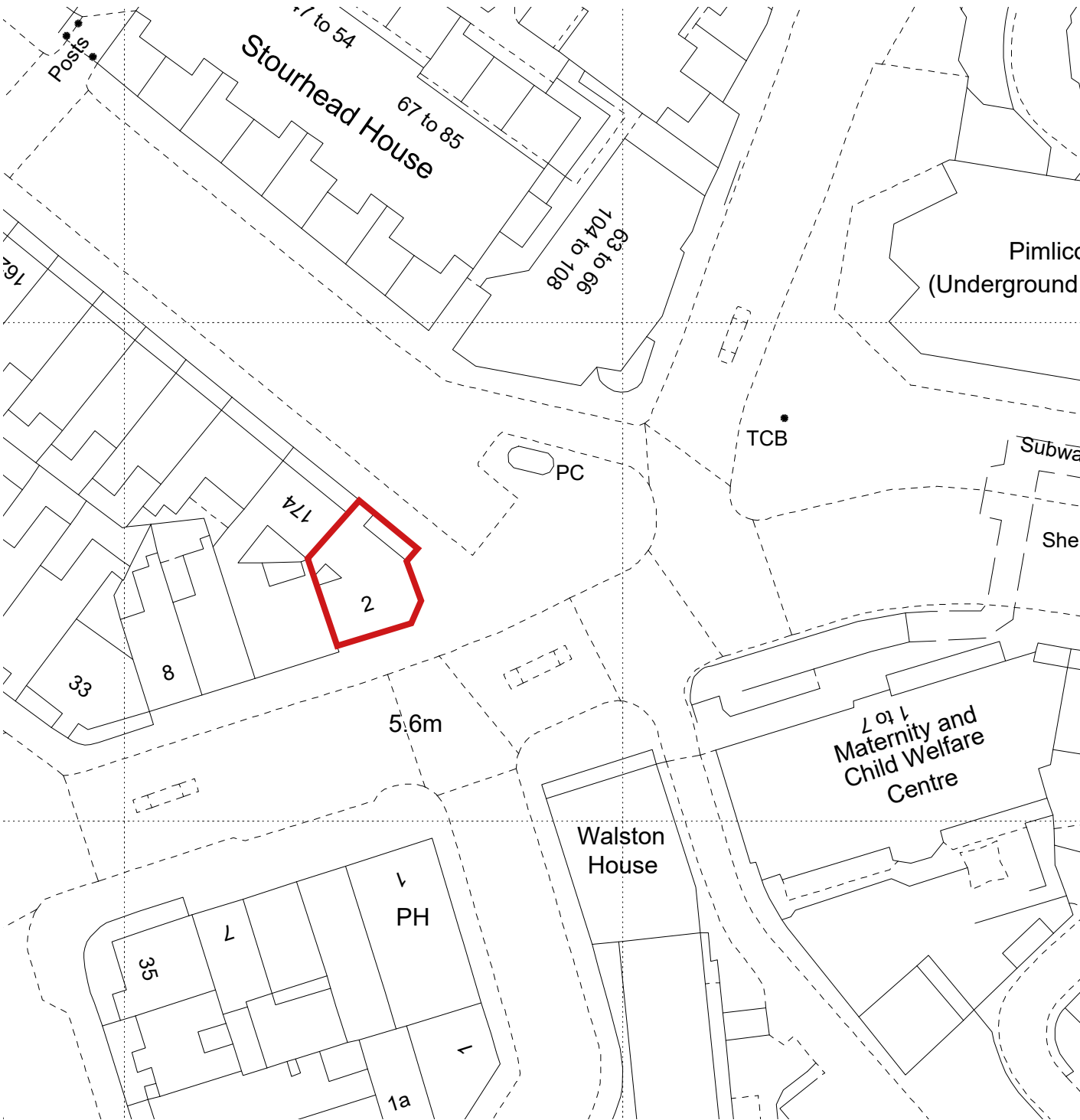
Our proposals seek to add an upper storey dormer extension in line with neighbouring properties along the block fronting Lupus Street.

Internal remodelling of staircase and residential units upgrades to Building Regulation requirements improving safety, aesthetics and user experience.



LUPUS STREET, PIMLICO

2.0 SITE LOCATION



OS SITE LOCATION PLAN
N.T.S



Site Aerial Plan
(Google)



Site Aerial Plan
(Google)

2 Lupus Street occupies a corner site facing Pimlico Underground Station and The Bessborough Centre.

The property is the first residential property on approach from Pimlico station as part of a wider block fronting Lupus Street, Tachbrook Street, Belgrave Road and Moreton Street.

Measuring circa 5,000 sq.ft, the property is mixed use and Grade II Listed.

Many properties across Pimlico (including listed assets) have been upgraded and extended over time.

Many corner plots across the area have also been extended in a similar manner

Our client is dedicated to uplifting the external appearance in a sensitive manner.

The existing property contains 3no. self contained residential units at 1FL, 2FL and 3FL.

Basement level is utilised as storage for the GFL commercial tenant (shopkeeper) plus vaults for refuse and plant equipment.

Existing refuse, cycle points and access and exit points are proposed to be retained - albeit improved/ upgraded to aesthetically improve public realm experience.

LUPUS STREET, PIMLICO

3.0 EXISTING DRAWINGS



EXISTING CORNER JUNCTION (RAMPAYNE STREET) ELEVATION
N.T.S

LUPUS STREET, PIMLICO

3.0 EXISTING DRAWINGS



EXISTING TACHBROOK STREET ELEVATION
N.T.S



LUPUS STREET, PIMLICO

3.0 EXISTING DRAWINGS



EXISTING LUPUS STREET ELEVATION
N.T.S

LUPUS STREET, PIMLICO

3.0 EXISTING DRAWINGS

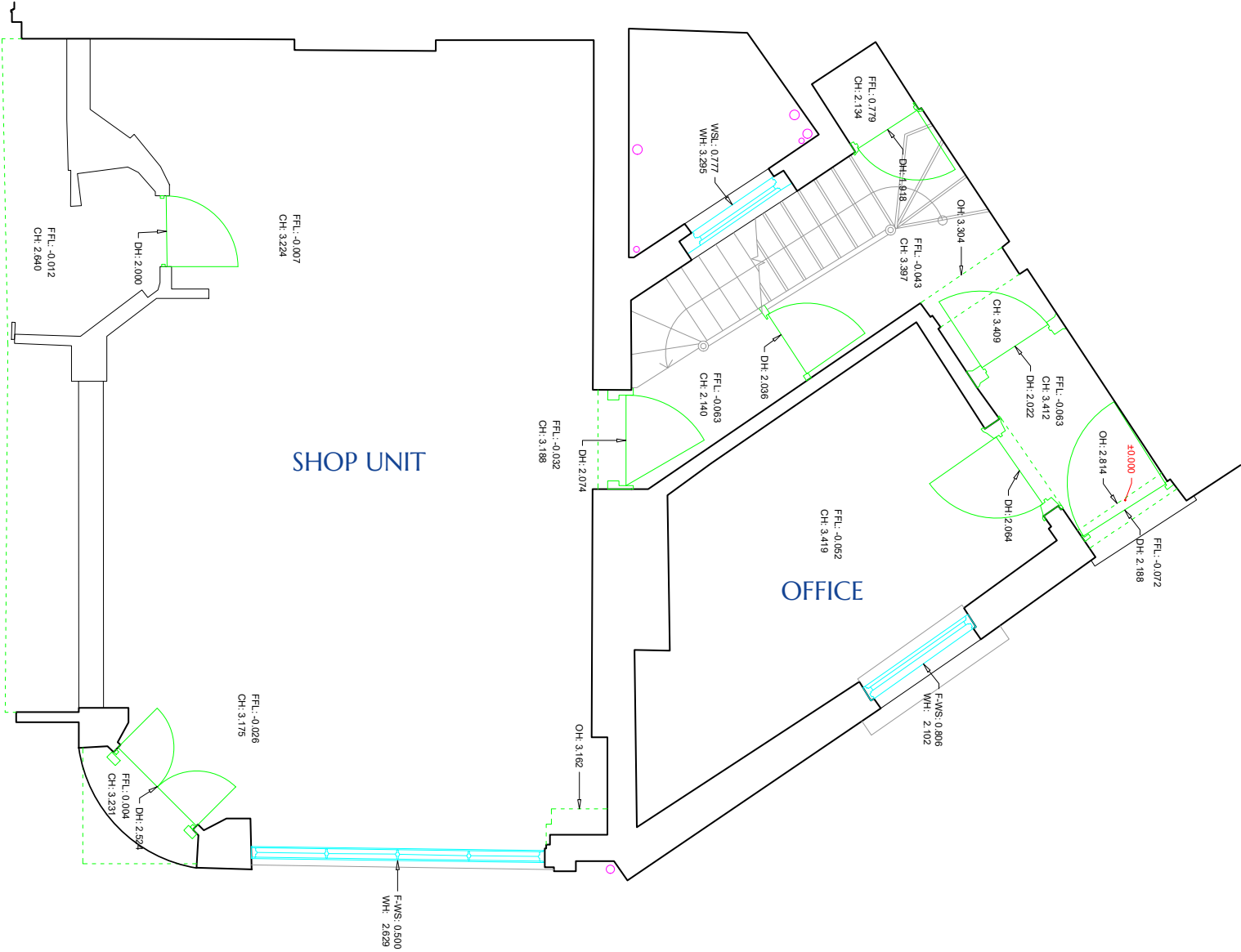


EXISTING BASEMENT PLAN
N.T.S

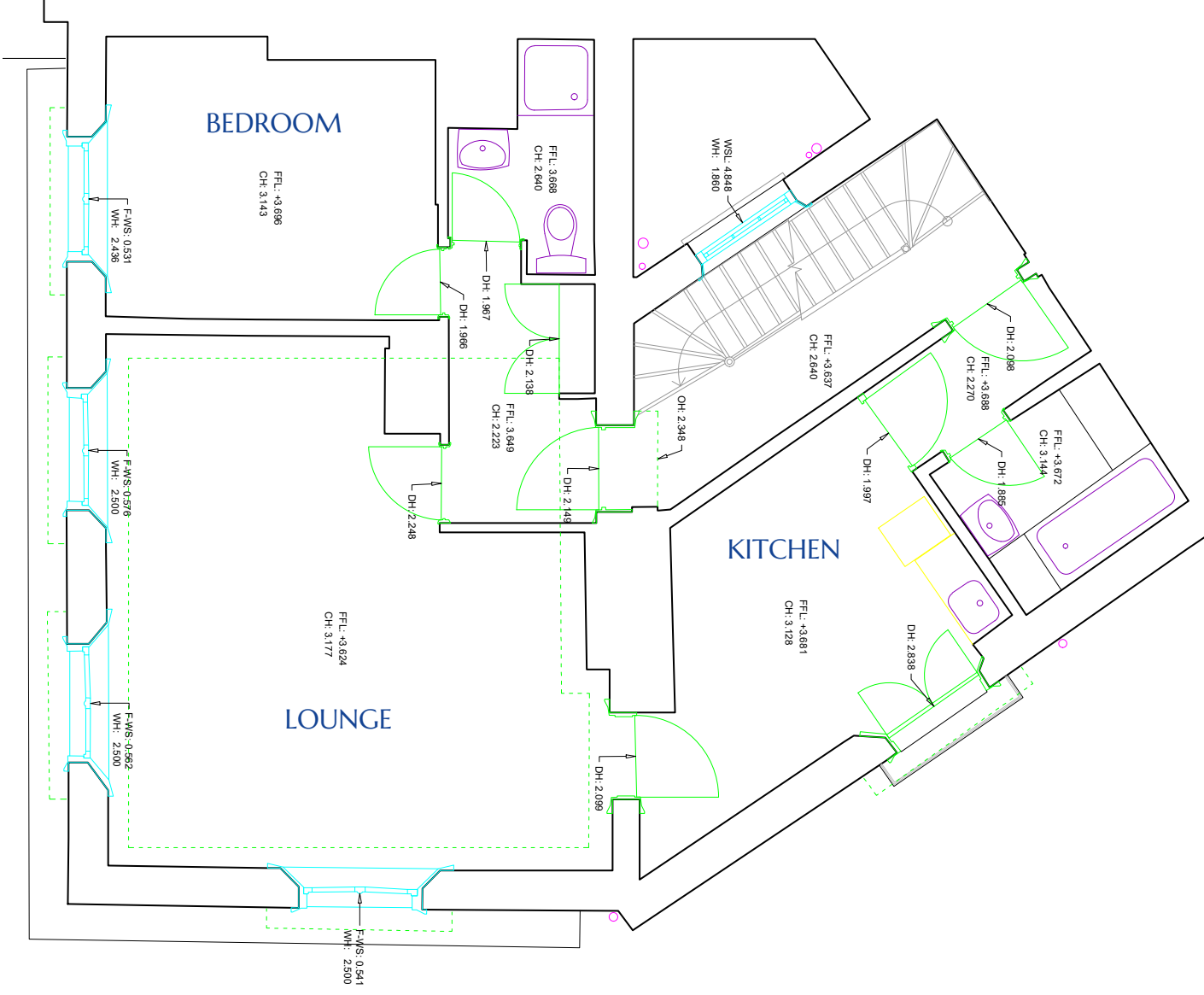


LUPUS STREET, PIMLICO

3.0 EXISTING DRAWINGS



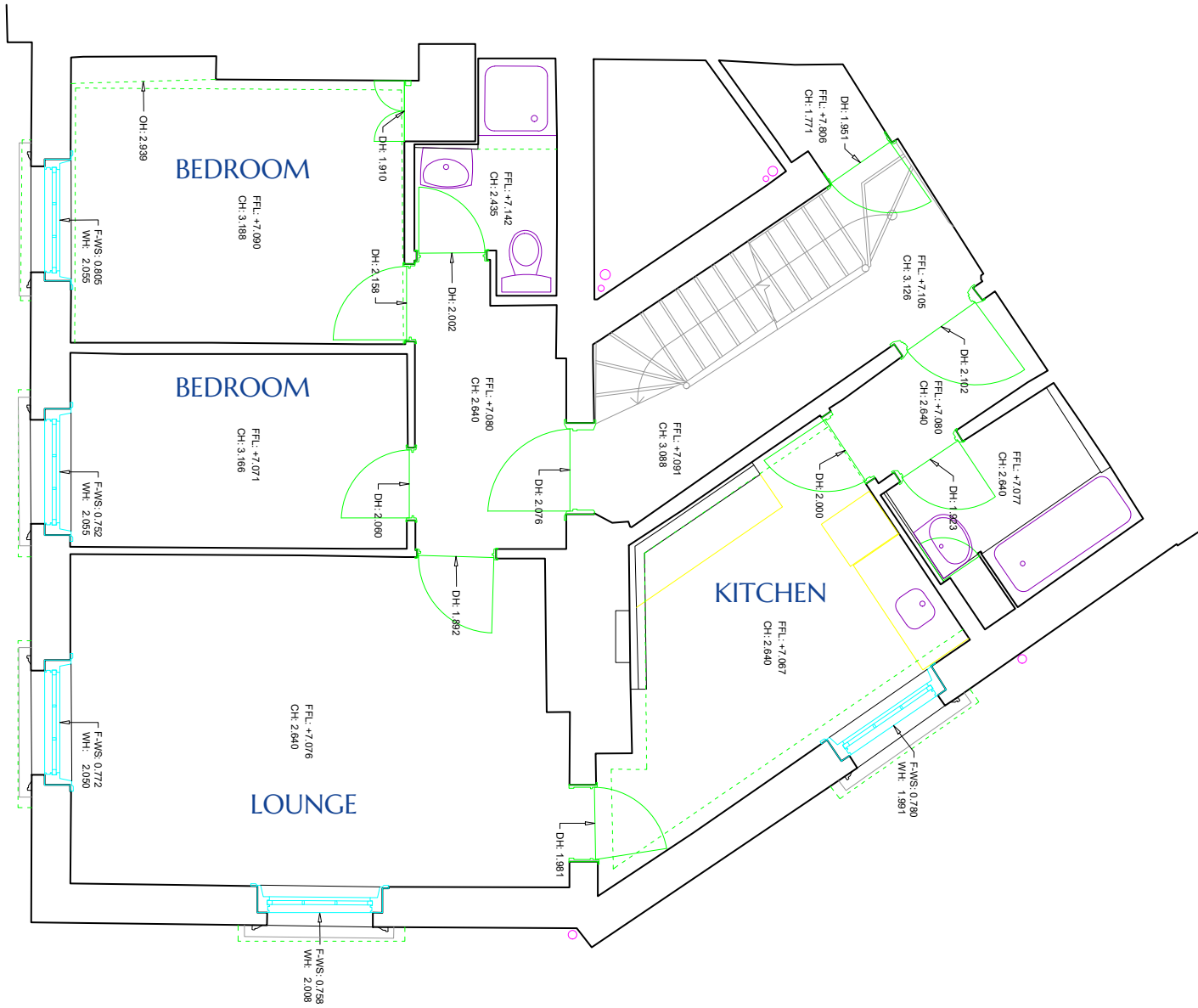
EXISTING GROUND FLOOR PLAN
N.T.S



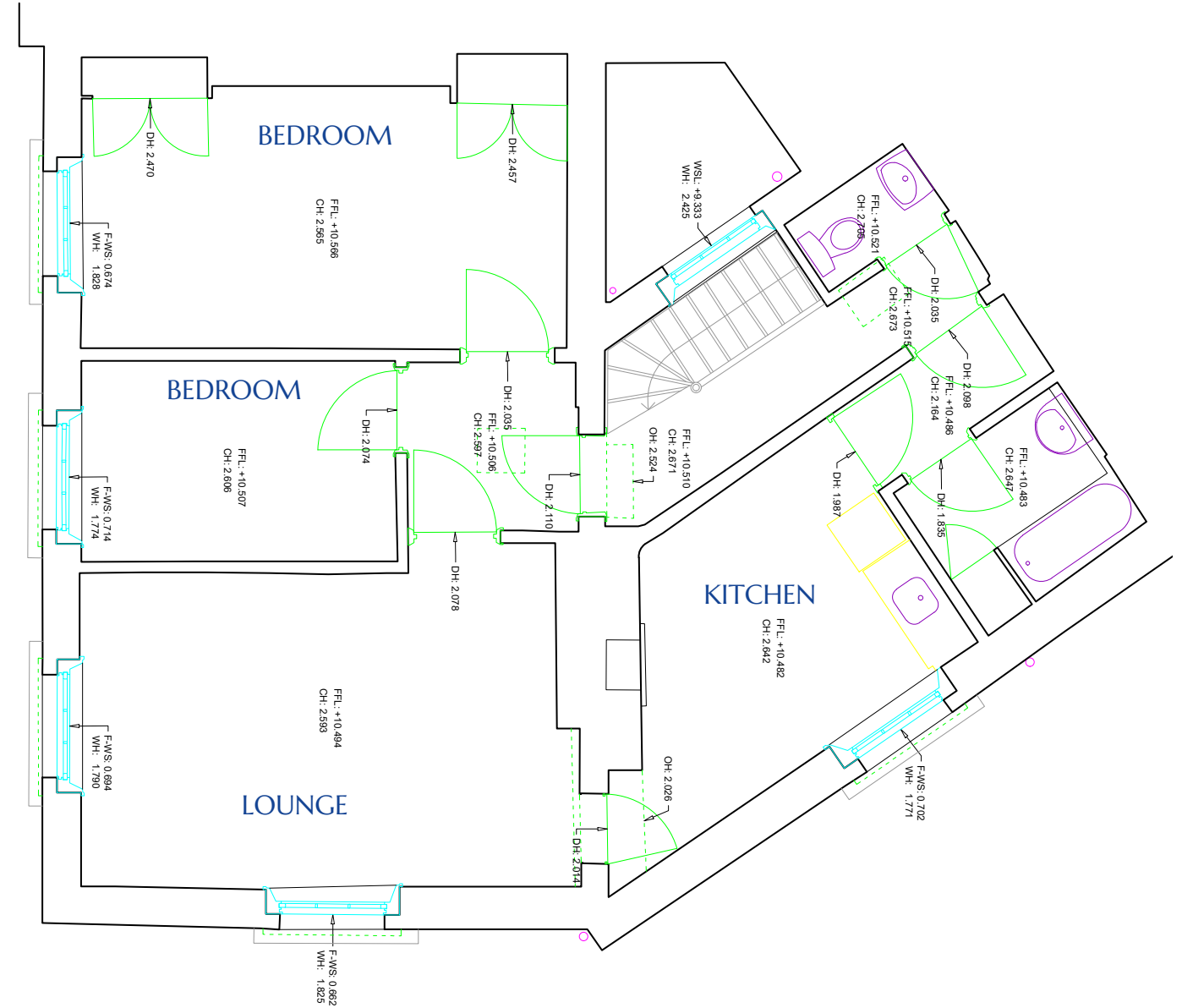
EXISTING FIRST FLOOR PLAN
N.T.S

LUPUS STREET, PIMLICO

3.0 EXISTING DRAWINGS



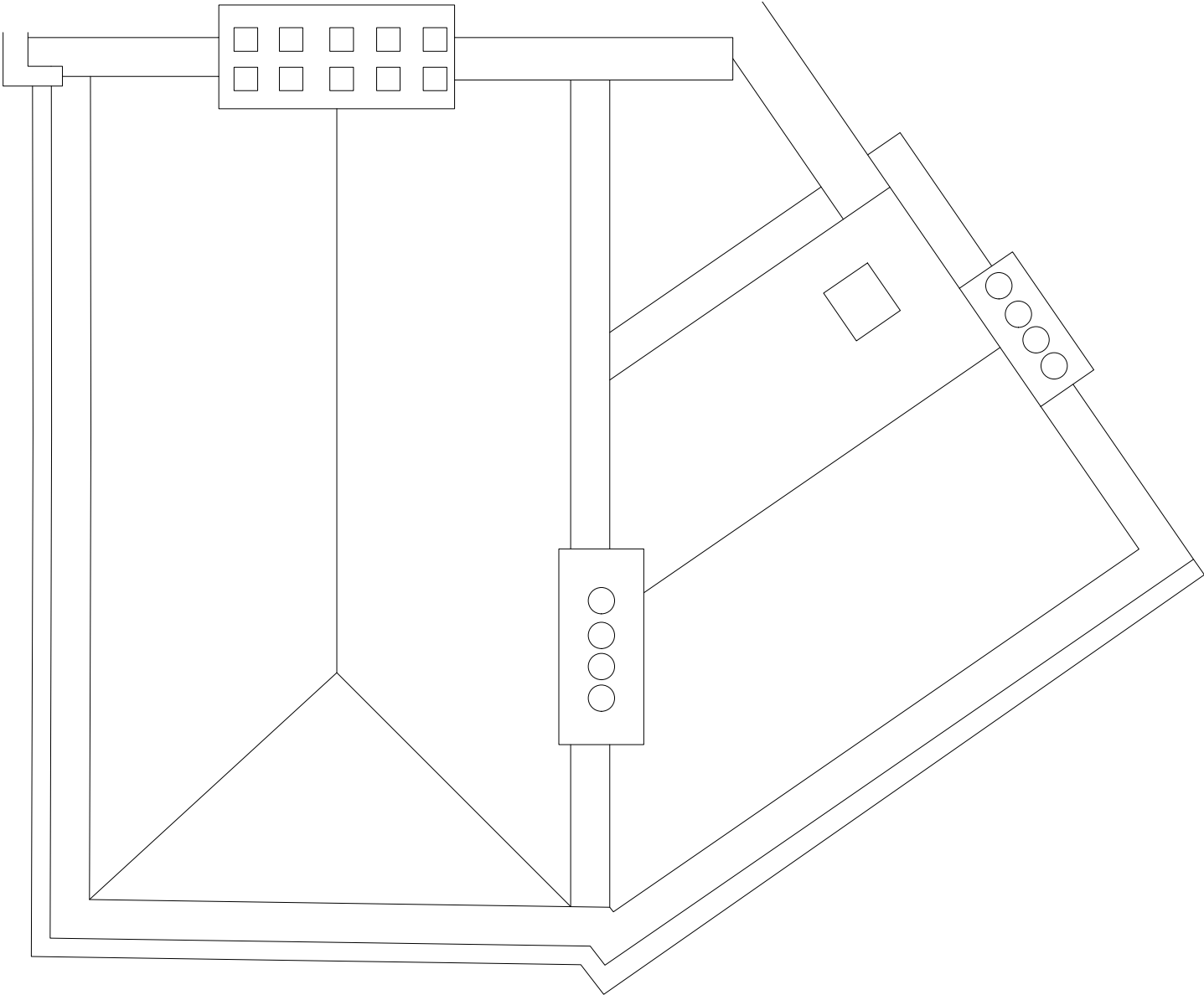
EXISTING SECOND FLOOR PLAN
N.T.S



EXISTING THIRD FLOOR PLAN
N.T.S

LUPUS STREET, PIMLICO

3.0 EXISTING DRAWINGS



EXISTING ROOF PLAN
N.T.S

LUPUS STREET, PIMLICO

4.0 DESIGN PROPOSALS

Brass Architecture have been appointed to act as architects in connection with proposals to remodel 2 Lupus Street, Pimlico, London inclusive of internal remodel, upper storey dormer extension and facade upgrades.

Our proposals align to neighbouring properties and are wholly inkeeping with street-scene and context.

Internal remodelling will upgrade the property to modern standards and future proof building lifespan.

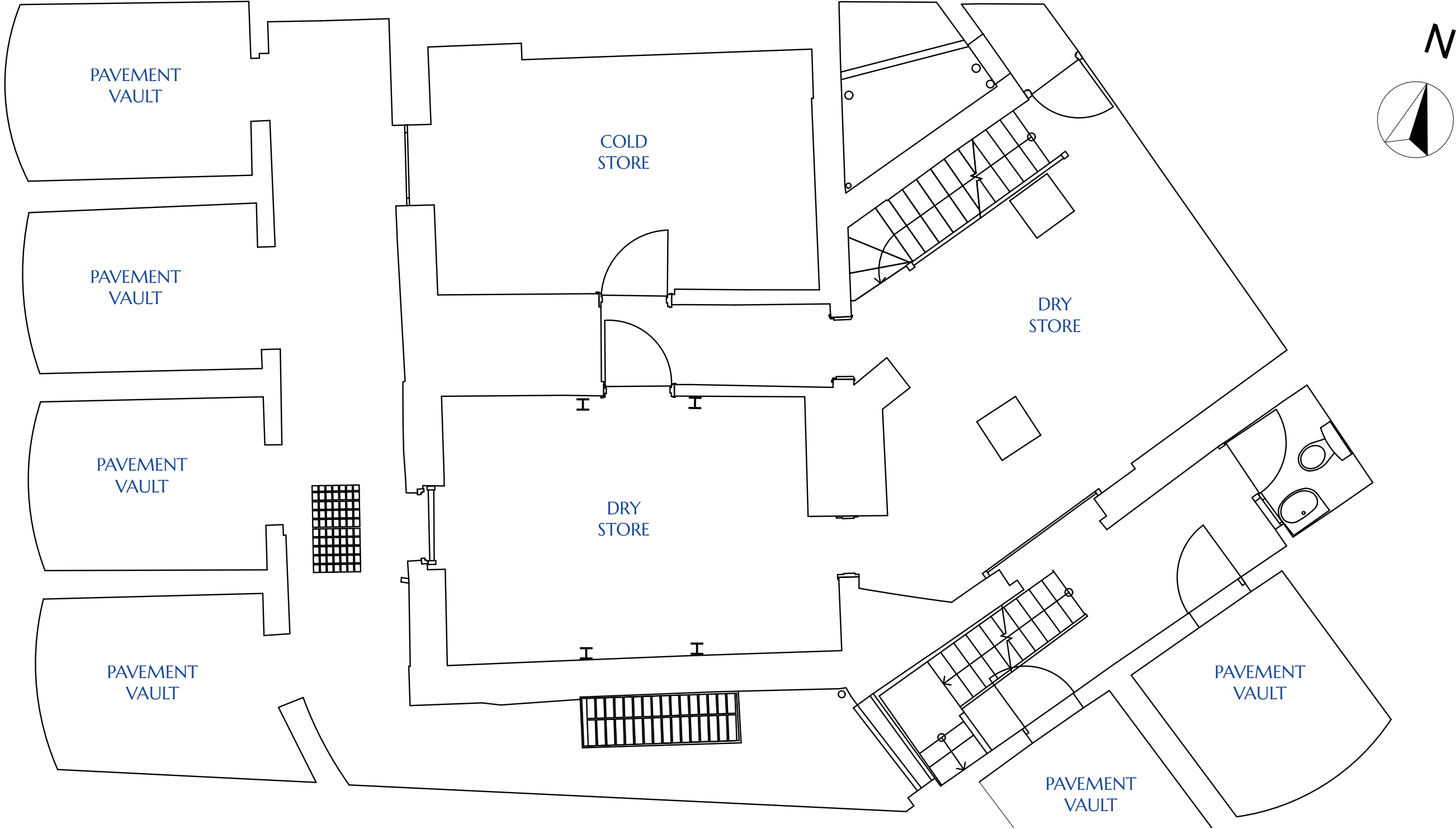
Access, egress, fire safety and amenity offerings are all improved as part of the proposed works.

We feel the sensitive upgrade is befitting of a prime location and should garner support from appointed planning officers in due course.



LUPUS STREET, PIMLICO

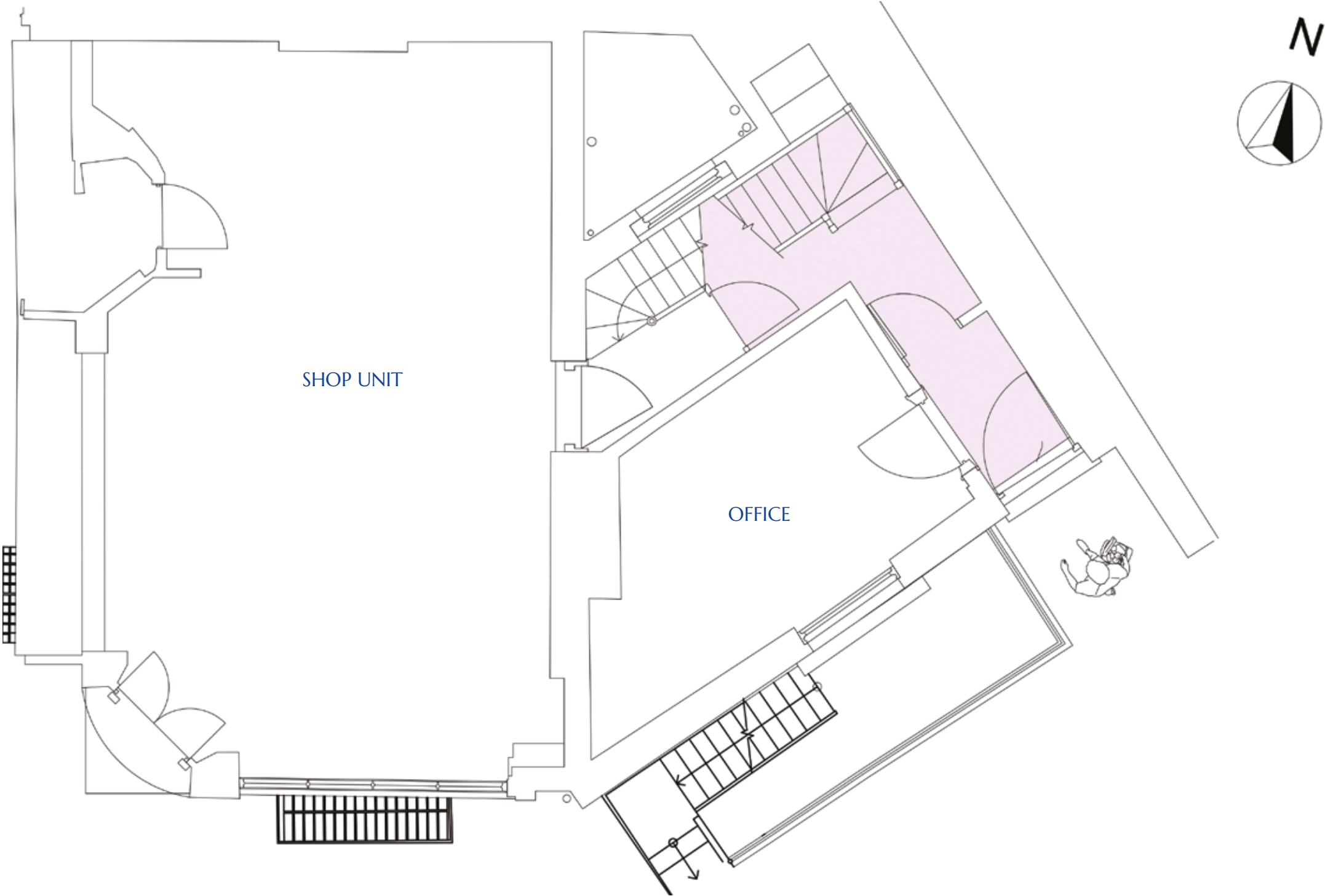
4.1 PROPOSED DRAWINGS



PROPOSED BASEMENT PLAN
N.T.S

LUPUS STREET, PIMLICO

4.1 PROPOSED DRAWINGS

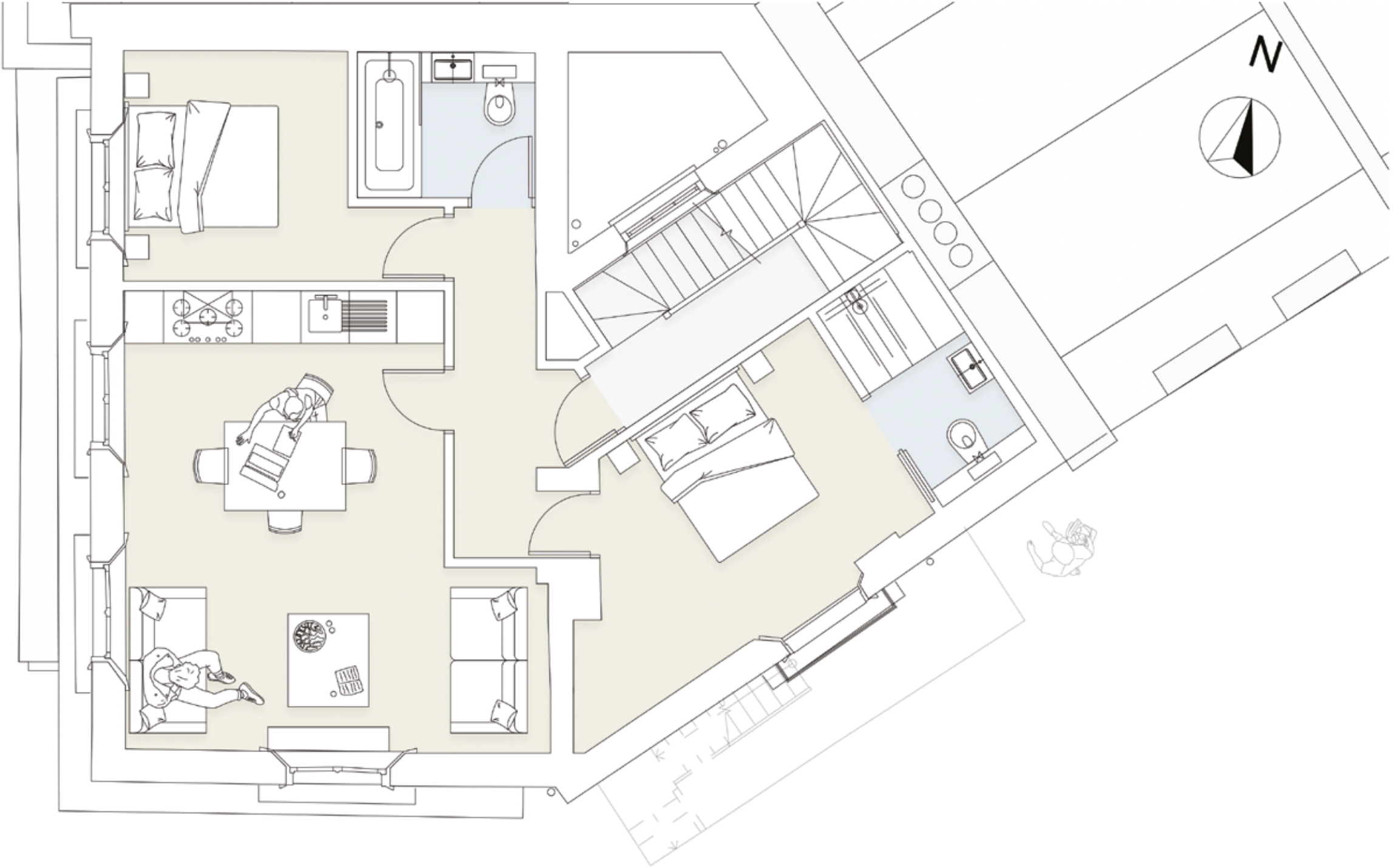


PROPOSED GROUND FLOOR PLAN
N.T.S



LUPUS STREET, PIMLICO

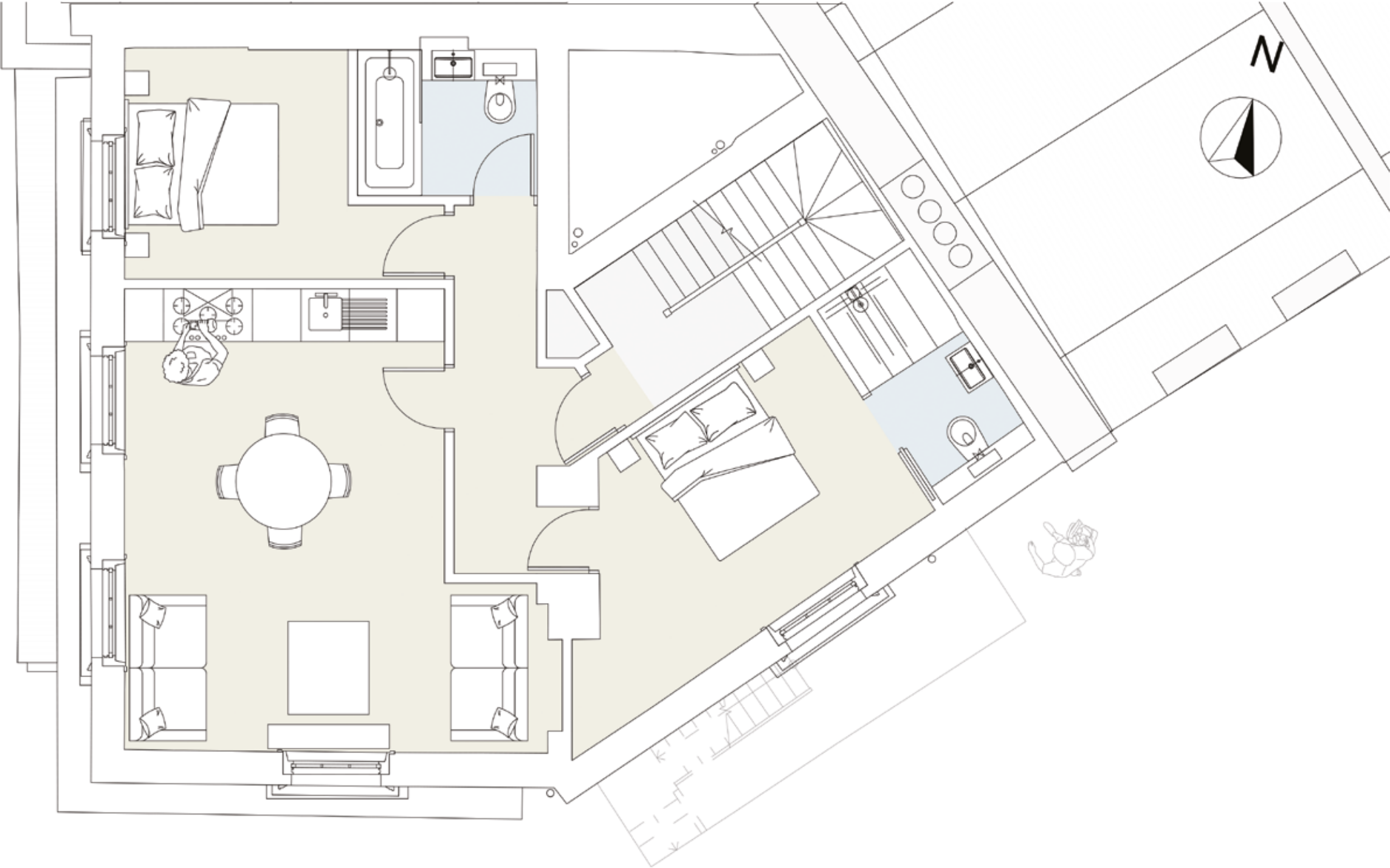
4.1 PROPOSED DRAWINGS



PROPOSED FIRST FLOOR PLAN
N.T.S

LUPUS STREET, PIMLICO

4.1 PROPOSED DRAWINGS

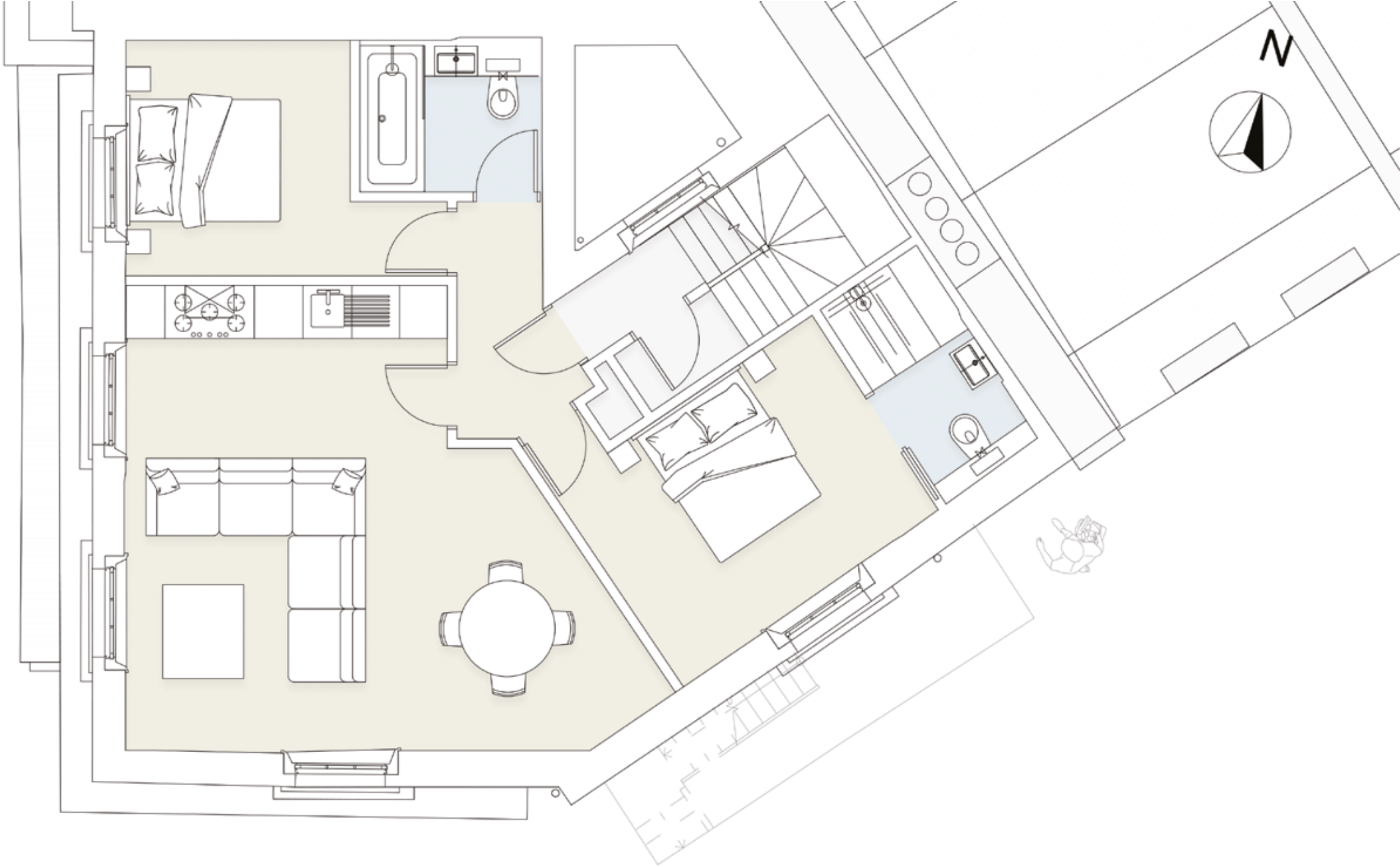


PROPOSED SECOND FLOOR PLAN
N.T.S



LUPUS STREET, PIMLICO

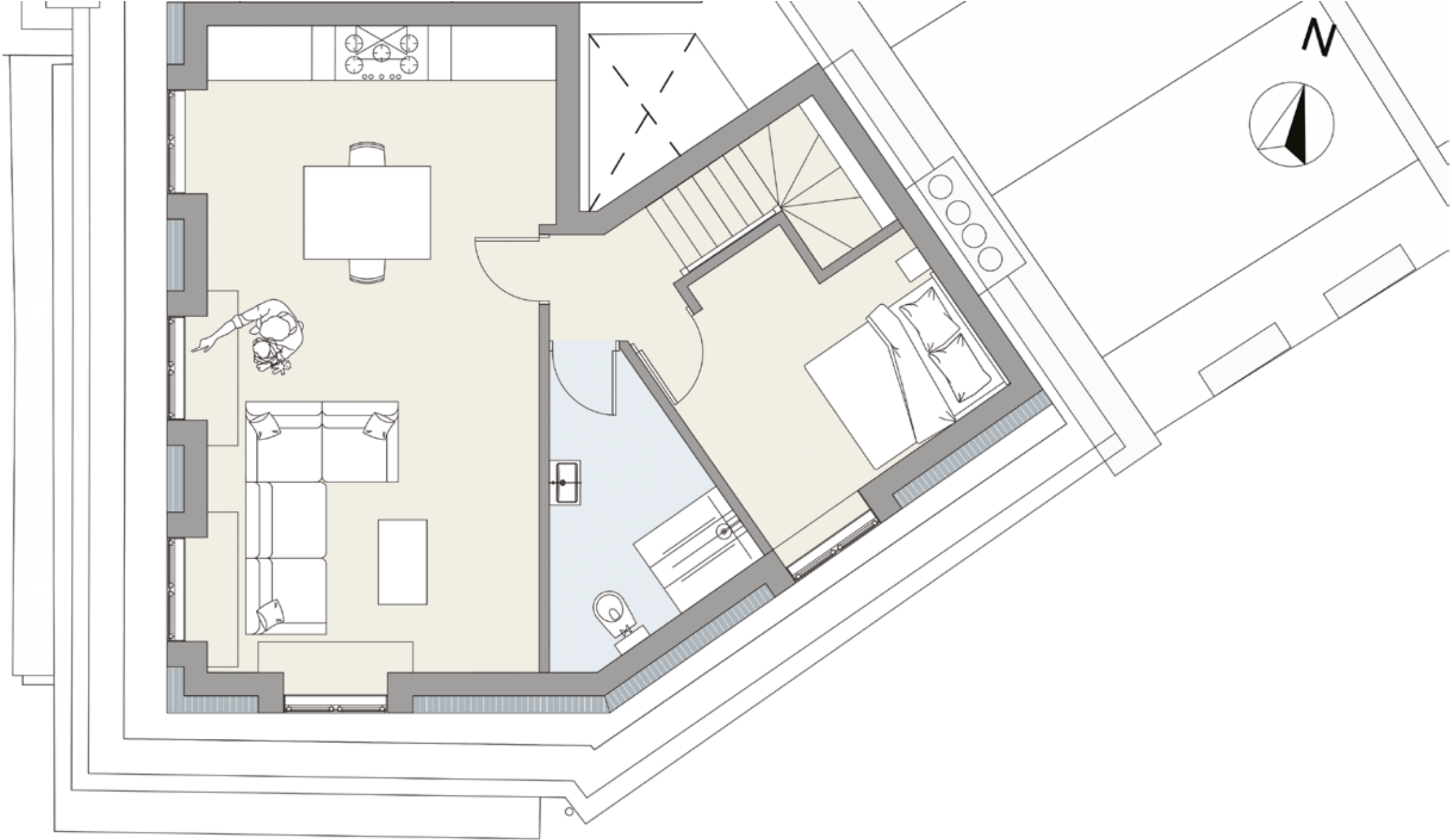
4.1 PROPOSED DRAWINGS



PROPOSED THIRD FLOOR PLAN
N.T.S

LUPUS STREET, PIMLICO

4.1 PROPOSED DRAWINGS

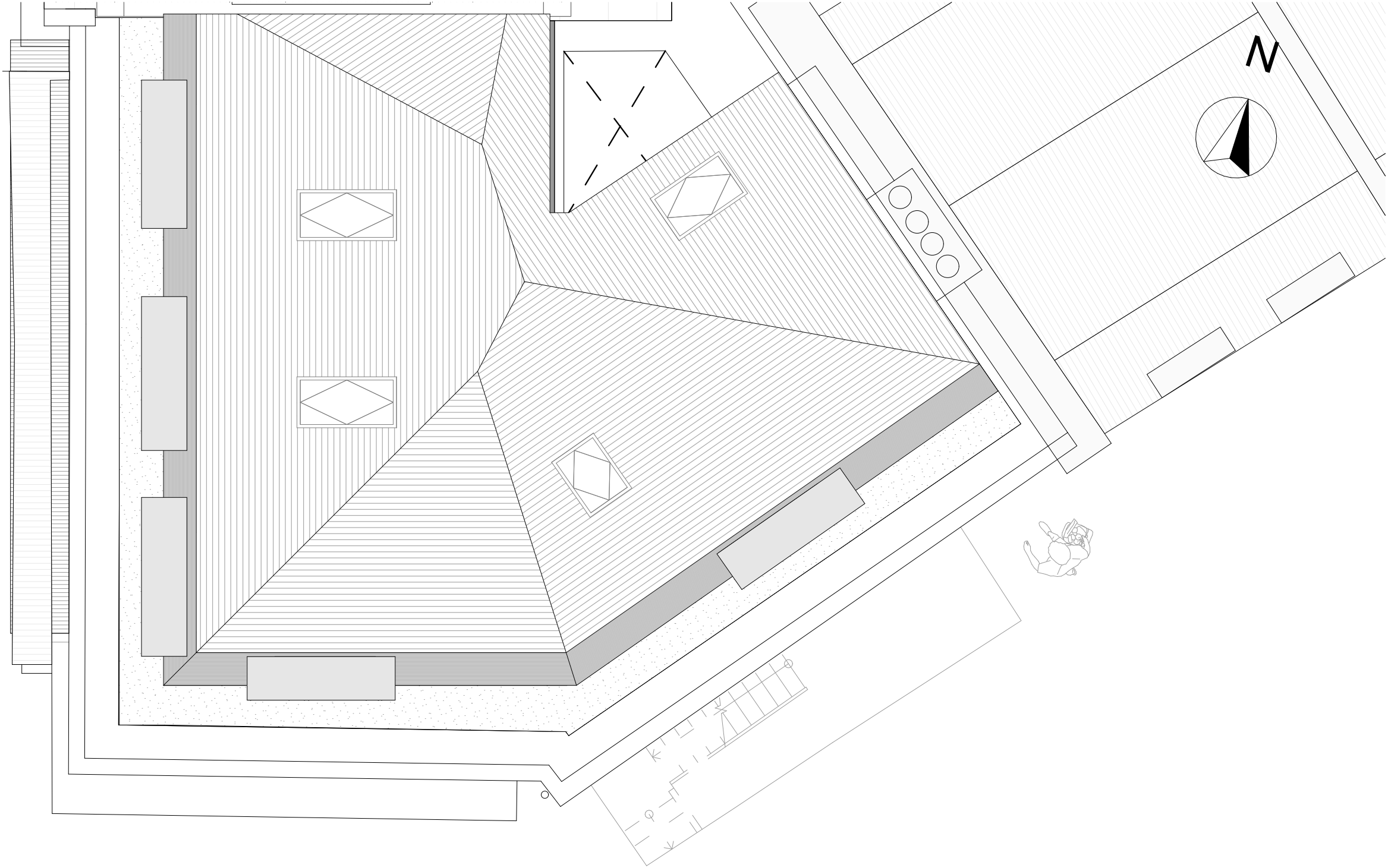


PROPOSED FOURTH FLOOR PLAN
N.T.S



LUPUS STREET, PIMLICO

4.1 PROPOSED DRAWINGS



PROPOSED ROOF PLAN
N.T.S

LUPUS STREET, PIMLICO

4.1 PROPOSED DRAWINGS



PROPOSED LUPUS STREET ELEVATION
N.T.S

LUPUS STREET, PIMLICO

4.1 PROPOSED DRAWINGS



PROPOSED TACHBROOK STREET ELEVATION
N.T.S

LUPUS STREET, PIMLICO

4.2 PROPOSED MASSING



















LUPUS STREET, PIMLICO

5.0 DESIGN SUMMARY

We seek to return a striking property back to market (to suit client brief) including full upgrade of the building internally and aesthetic upgrades to facades.

Our proposals rejuvenate the asset and improve passer by experience from the public realm.

- ✓ Full internal overhaul;
- ✓ Improved public realm experience;
- ✓ Conservation driven proposals;
- ✓ Akin to neighbouring consents;
- ✓ Contextual architectural interventions.
- ✓ Health & Safety matters addressed;
- ✓ No impact to unit numbers.

Brass Architecture and our client are open to working with the planning authority/ appointed case officer in due course to develop any design particulars to ensure a positive recommendation for approval.

We believe the proposals fit well within the Lupus Street street scene and upgrade the building asset to suit client needs.

Return units (residential) in line with local policy and we are happy to qualify any queries from Westminster Planning Authority.

We look forward to liaising with appointed case officers in due course.



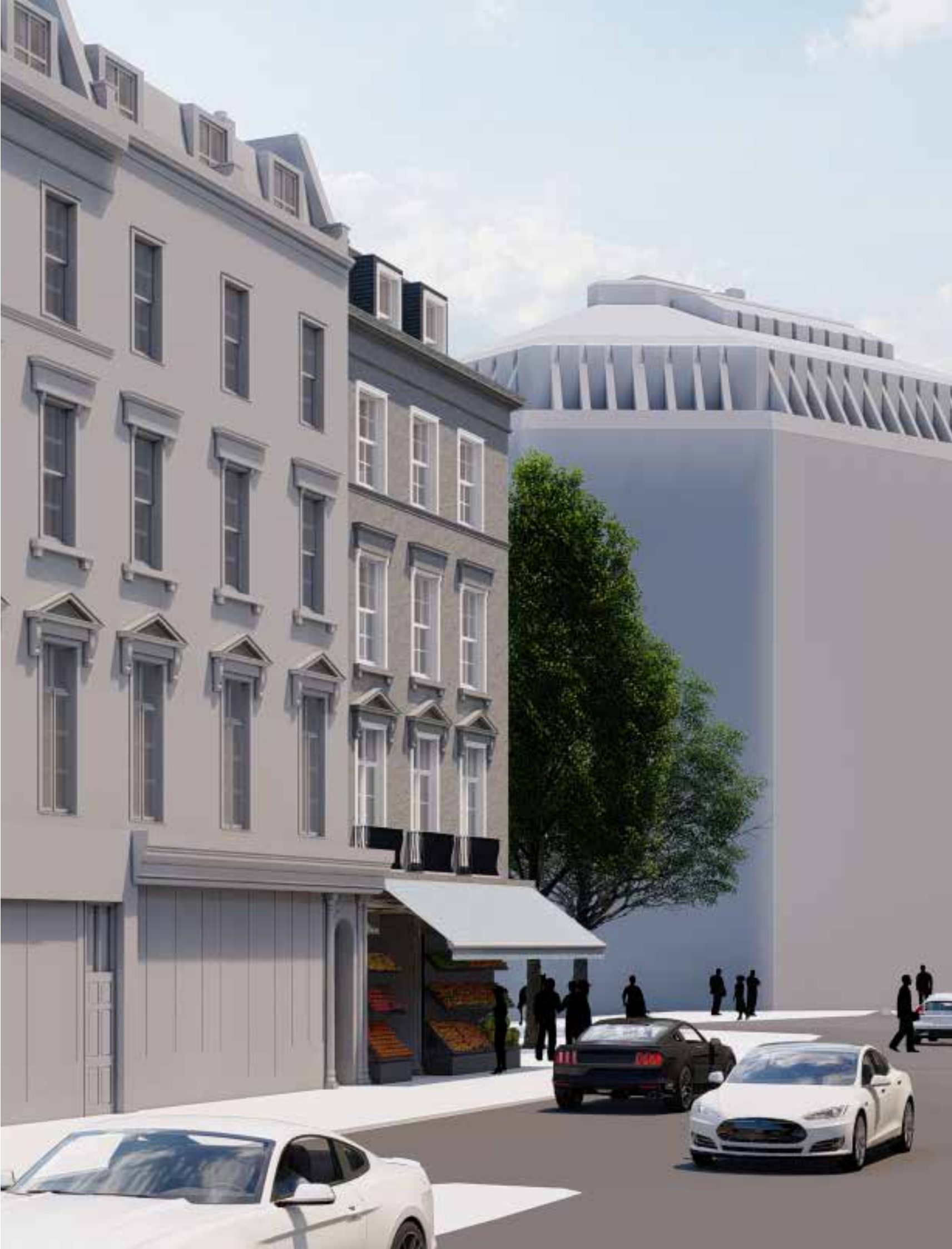
LUPUS STREET, PIMLICO

6.0 ACCESS & TRANSPORT

Access to the site is via Lupus Street and Tachbrook Street.

Primary access to the site is via foot due to the nature of location and local transport context.

All refuse arrangements remain as existing.



LUPUS STREET, PIMLICO

7.0 STATUTORY MATTERS

The area is made up of predominately residential properties with a number of large institutional buildings including schools, sports and leisure centres and care facilities.

A range of consents have been passed along Lupus Street and wider Pimlico area.

8.0 PLANNING MATTERS

Brass Architecture have recently gained consent for a neighbouring property located on Westmoreland Terrace.

We are currently working on proposals for properties along Belgrave Road close to the application site.

We have a wide knowledge of the local area and the range of architectural venacular not just along Lupus Street, but wider Pimlico area. The wider area has a wide range of properties developed akin to our application proposals.



LUPUS STREET, PIMLICO

PLANNING REFERENCE APPLICATIONS

30 Lupus Street
PENDING
21/O2604/FULL
April 2021
Mansard Addition

6 Lupus Street
DECIDED (CONSENTED)
08/O3432/FULL
April 2021
Mansard Roof Extension

78 Tachbrook Street
DECIDED (CONSENTED)
20/OO342/FULL
Apr 2008
Demolishment and new enlarged
mansard storey

128 Tachbrook Street
DECIDED (CONSENTED)
19/O5804/FULL
July 2019
Erection of mansard and inset
roof terrace

8 Tachbrook Street
DECIDED (CONSENTED)
19/OO486/FULL
Jan 2019
Erection of mansard roof storey
(studio flat)

108 Tachbrook Street
DECIDED (CONSENTED)
13/O3360/FULL
Apr 2013
Erection of mansard roof
extension

39 St George's Square
DECIDED (CONSENTED)
13/O2216/FULL
Mar 2013
Alteration and extension of
mansard storey

28 Moreton Place
DECIDED (CONSENTED)
TP/23387
Jun 2005
Mansard roof extension

14 Moreton Terrace
DECIDED (CONSENTED)
16/O8195/FULL
Aug 2016
Mansard roof extension

6 Moreton Terrace
DECIDED (CONSENTED)
16/O8491/FULL
July 2016
Single Storey Mansard roof
extension

33 Moreton Terrace
DECIDED (CONSENTED)
13/O1531/FULL
Feb 2013
Mansard roof extension

11 Moreton Terrace
DECIDED (CONSENTED)
11/O9577/FULL
Oct 2011
Mansard roof extension

13 Moreton Terrace
DECIDED (CONSENTED)
11/O5221/FULL
Oct 2011

17 Moreton Terrace
DECIDED (CONSENTED)
11/O2564/FULL
Mar 2011
Mansard roof extension

64 Denbigh Street
DECIDED (CONSENTED)
14/11512/FULL
Jan 2015
Mansard roof extension

37 Denbigh Street
DECIDED (CONSENTED)
13/O5309/FULL
July 2013
Four storey extension and
Enlarged Terrace

23 Denbigh Street
DECIDED (CONSENTED)
12/12648/FULL
Dec 2012
Mansard roof extension

104 Denbigh Street
DECIDED (CONSENTED)
11/O4242/FULL
May 2011
Mansard roof extension

72 Warwick Square
DECIDED (CONSENTED)
20/O5808/LBC
Sep 2020
Mansard roof extension

4 Warwick Square
DECIDED (CONSENTED)
19/10099/LBC
Dec 2019
Roof extension

79 Warwick Square
DECIDED (CONSENTED)
17/O6371/FULL
July 2017
Roof extension

56 Warwick Square
DECIDED (CONSENTED)
17/O2733/LBC
May 2017
Roof extension alterations

17 Charwood Place
DECIDED (CONSENTED)
13/O9364/FULL
Sep 2013
Mansard roof extension

2 Charwood Place
DECIDED (CONSENTED)
06/O8663/FULL
Oct 2006
Mansard roof extension

180 Cambridge Street
DECIDED (CONSENTED)
19/O1548/FULL
Feb 2019
Mansard roof extension

24 Cambridge Street
DECIDED (CONSENTED)
17/O7128/FULL
Aug 2017
Mansard roof extension

106 Cambridge Street
DECIDED (CONSENTED)
17/OO640/FULL
Jan 2017
Mansard roof alterations

82 Cambridge Street
DECIDED (CONSENTED)
15/O8310/FULL
Sep 2015
Replacement Mansard roof
extension

20 Cambridge Street
DECIDED (CONSENTED)
14/O3818/FULL
Apr 2014
Full width Mansard roof
extension

69 Cambridge Street
DECIDED (CONSENTED)
14/O1145/FULL
Feb 2014
Roof extension

60 Cambridge Street
DECIDED (CONSENTED)
12/12043/FULL
Dec 2012
Mansard Roof extension

21 Cambridge Street
DECIDED (CONSENTED)
12/O3801/LBC
Apr 2012
Mansard Roof extension

25 Cambridge Street
DECIDED (CONSENTED)
12/O3340/LBC
Apr 2012

Demolishment of roof and
new Mansard Roof extension

25 Alderney Street
DECIDED (CONSENTED)
15/O6322/FULL
July 2015
Alterations inc. Mansard

30 Alderney Street
DECIDED (CONSENTED)
11/O8818/FULL
Sep 2011
Roof Extension

44 Alderney Street
DECIDED (CONSENTED)
11/O2205/FULL
Mar 2011
Mansard Roof extension

56 Winchester Street
DECIDED (CONSENTED)
20/O3669/FULL
Jun 2020
Mansard Roof extension

103 Winchester Street
DECIDED (CONSENTED)
16/12275/FULL
Dec 2016
Mansard Roof extension

30 Winchester Street
DECIDED (CONSENTED)
15/O7234/FULL
Aug 2015
Extension of Mansard Roof

97 Winchester Street
DECIDED (CONSENTED)
15/O4545/FULL
May 2015
Mansard Roof extension

83 Winchester Street
DECIDED (CONSENTED)
13/O3591/FULL
Apr 2013
Mansard Roof extension



LUPUS STREET, PIMLICO

PLANNING REFERENCE APPLICATIONS

99 Winchester Street
DECIDED (CONSENTED)
11/10765/FULL
Oct 2011
Mansard Roof extension

54 Sussex Street
DECIDED (CONSENTED)
19/08274/FULL
Oct 2019
Mansard Roof extension

8 Sussex Street
DECIDED (CONSENTED)
18/08266/FULL
Sep 2018
Mansard Roof extension

44 Sussex Street
DECIDED (CONSENTED)
16/05565/FULL
Jun 2016
Mansard Roof extension

43 Sussex Street
DECIDED (CONSENTED)
16/03018/FULL
Apr 2016
Mansard Roof extension

58 Cumberland Street
DECIDED (CONSENTED)
10/11021/FULL
Dec 2010
Mansard Roof extension

60 Cumberland Street
DECIDED (CONSENTED)
10/11009/FULL
Dec 2010
Mansard Roof extension

30 Cumberland Street
DECIDED (CONSENTED)
08/08975/FULL
Dec 2008
Mansard Roof alterations and terrace

9 Westmoreland Place
DECIDED (CONSENTED)
18/00994/FULL
Feb 2018
Mansard Roof extension

26 Westmoreland Place
DECIDED (CONSENTED)
12/04836/FULL
May 2012
Mansard Roof extension

2 Westmoreland Place
DECIDED (CONSENTED)
09/06330/CAC
May 2012
Mansard Roof extension

16 Westmoreland Place
DECIDED (CONSENTED)
07/10548/FULL
Dec 2007
Mansard Roof extension

7 Westmoreland Place
DECIDED (CONSENTED)
07/05517/FULL
Jan 2007
Mansard Roof extension and terrace

2 Westmoreland Place
DECIDED (CONSENTED)
05/06938/FULL
Aug 2005

82 Cambridge Street
DECIDED (CONSENTED)
15/08310/FULL
Sep 2015
Replacement Mansard roof extension

20 Cambridge Street
DECIDED (CONSENTED)
14/03818/FULL
Apr 2014
Full width Mansard roof extension

69 Cambridge Street
DECIDED (CONSENTED)
14/01145/FULL
Feb 2014
Roof extension

60 Cambridge Street
DECIDED (CONSENTED)
12/12043/FULL
Dec 2012
Mansard Roof extension

21 Cambridge Street
DECIDED (CONSENTED)
12/03801/LBC
Apr 2012
Mansard Roof extension

25 Cambridge Street
DECIDED (CONSENTED)
12/03340/LBC
Apr 2012
Demolishment of roof and new Mansard Roof extension

25 Alderney Street
DECIDED (CONSENTED)
15/06322/FULL
July 2015
Alterations inc. Mansard

30 Alderney Street
DECIDED (CONSENTED)
11/08818/FULL
Sep 2011
Roof Extension

44 Alderney Street
DECIDED (CONSENTED)
11/02205/FULL
Mar 2011
Mansard Roof extension

56 Winchester Street
DECIDED (CONSENTED)
20/03669/FULL
Jun 2020
Mansard Roof extension

103 Winchester Street
DECIDED (CONSENTED)
16/12275/FULL
Dec 2016
Mansard Roof extension

30 Winchester Street
DECIDED (CONSENTED)
15/07234/FULL
Aug 2015
Extension of Mansard Roof

97 Winchester Street
DECIDED (CONSENTED)
15/04545/FULL
May 2015
Mansard Roof extension

83 Winchester Street
DECIDED (CONSENTED)
13/03591/FULL
Apr 2013
Mansard Roof extension

99 Winchester Street
DECIDED (CONSENTED)

99 Winchester Street
DECIDED (CONSENTED)
11/10765/FULL
Oct 2011
Mansard Roof extension

54 Sussex Street
DECIDED (CONSENTED)
19/08274/FULL
Oct 2019
Mansard Roof extension

8 Sussex Street
DECIDED (CONSENTED)
18/08266/FULL
Sep 2018
Mansard Roof extension

44 Sussex Street
DECIDED (CONSENTED)
16/05565/FULL
Jun 2016
Mansard Roof extension

43 Sussex Street
DECIDED (CONSENTED)
16/03018/FULL
Apr 2016
Mansard Roof extension

58 Cumberland Street
DECIDED (CONSENTED)
10/11021/FULL
Dec 2010
Mansard Roof extension

60 Cumberland Street
DECIDED (CONSENTED)
10/11009/FULL
Dec 2010
Mansard Roof extension

30 Cumberland Street
DECIDED (CONSENTED)
08/08975/FULL
Dec 2008
Mansard Roof alterations and terrace

9 Westmoreland Place
DECIDED (CONSENTED)
18/00994/FULL
Feb 2018
Mansard Roof extension

26 Westmoreland Place
DECIDED (CONSENTED)
12/04836/FULL
May 2012
Mansard Roof extension

2 Westmoreland Place
DECIDED (CONSENTED)
09/06330/CAC
May 2012
Mansard Roof extension

16 Westmoreland Place
DECIDED (CONSENTED)
07/10548/FULL
Dec 2007
Mansard Roof extension

7 Westmoreland Place
DECIDED (CONSENTED)
07/05517/FULL
Jan 2007
Mansard Roof extension and terrace

2 Westmoreland Place
DECIDED (CONSENTED)
05/06938/FULL
Aug 2005
Mansard Roof extension

LUPUS STREET, PIMLICO

PLANNING REFERENCE APPLICATIONS

6 Westmoreland Place
DECIDED (CONSENTED)
05/01822/FULL
Mar 2005
Mansard Roof extension

4 Westmoreland Terrace
DECIDED (CONSENTED)
12/05622/FULL
Jun 2012
Mansard Roof extension

14 Westmoreland Terrace
DECIDED (CONSENTED)
21/02327/FULL
Apr 2021
Mansard Roof extension

63 Westmoreland Terrace
DECIDED (CONSENTED)
11/01759/FULL
Feb 2011
Mansard Roof extension

34 Westmoreland Terrace
DECIDED (CONSENTED)
21/00036/FULL
Jan 2021
Mansard Roof extension

38 Westmoreland Terrace
DECIDED (CONSENTED)
20/06783/FULL
Oct 2020
Mansard Roof extension

24 Westmoreland Terrace
DECIDED (CONSENTED)
19/05102/FULL
July 2019
Mansard Roof extension

77 Westmoreland Terrace
DECIDED (CONSENTED)
16/12043/FULL
Dec 2016
Mansard Roof extension

21 Westmoreland Terrace
DECIDED (CONSENTED)
13/08916/FULL
Aug 2013
Mansard Roof extension



LUPUS STREET, PIMLICO

9.0 AREA ANALYSIS

EXISTING	AREA (m2) GIA	COMMERCIAL	RESIDENTIAL
BASEMENT	70.0	70.0	--
GROUND FLOOR	75.0	65.0	10.0
FIRST FLOOR	72.0	--	62.5
SECOND FLOOR	72.0	--	62.5
THIRD FLOOR	72.0	--	62.5
FOURTH FLOOR	--	--	--

PROPOSED	AREA (m2) GIA	COMMERCIAL	RESIDENTIAL
BASEMENT	70.0	70.0	--
GROUND FLOOR	75.0	65.0	10.0
FIRST FLOOR	72.0	--	64.0
SECOND FLOOR	72.0	--	64.0
THIRD FLOOR	72.0	--	64.0
FOURTH FLOOR	53.0	--	47.0



LUPUS STREET, PIMLICO

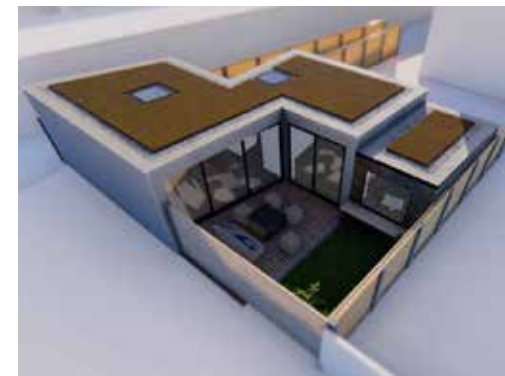
10.0 LOCAL CONTEXT



LUPUS STREET, PIMLICO

10.0 LOCAL CONTEXT







Agents

Mr John Buckingham
Director

BRASS ARCHITECTURE
Tel 0797 1594 669
e_ info@brassarchitecture.com

Mr Oliver Seddon
Director

BRASS ARCHITECTURE
Tel 0776 3736 373
e_ info@brassarchitecture.com

Mr Ricky Sellars
Director

BRASS ARCHITECTURE
Tel 0759 3884 777
e_ info@brassarchitecture.com

web: www.brassarchitecture.com

 **Brass
Architecture**