

Design and Access Statement

ATTN: Planning Department

RE: 108 Rogers House, Page Street, London SW1P 4EZ, UK

01 Introduction

02 Context

03 Opportunities

04 Design, Layout and Amenity

05 History

05 Site Photos

STATIM BUILD

PLANNING PERMISSION - BUILDING REGULATIONS - BUILDING SERVICES - PROPERTY MAINTENANCE

SUPPORT@STATIMBUILD.COM

0207 459 4194

01.Introduction

This Design and Access Statement is to support the proposal for Internal alterations : Conversion of a bathroom to a study room, WC to a bathroom and removal of an internal wall at 108 Rogers House, Page Street, London SW1P 4EZ, UK. Statim Build have prepared this design and access statement for the property of 108 Rogers House, Page Street. The property is a Grade II Listed flat, therefore a design and access statement is necessary.

This Planning statement is to be read in conjunction with the following documents:

- Full set of drawings
- Location Map
- CIL Form
- Heritage Statement

The following policies and legislation have been considered:

1. National Planning Policy Framework 2019
2. Westminster's Development Plan
3. Supplementary Planning Document: Westminster Development and Demolition in Conservation Areas

06 Context

The City of Westminster has an architectural history of nearly two thousand years, from its origins in the settlement at Thorney Island, the area currently occupied by Westminster Abbey. Its continuous development since that time has resulted in a city with a rich and diverse character.

Rogers House is a Georgian style residential block comprising 6 storeys to Page Street and returns with 5 storeys to extension through to Vincent Street. The block has a symmetrical elevation with 4 carved stone escutcheon panels to Page Street, with a long central courtyard overlooked by open walkways serving the residential flats. The block comprises grey brick and white rendered chequerboard external elevations, with rendered access galleries to courtyard elevations, timber framed glazing bar sashes in chequerboard, cast stone dressings and parapet copings. The block features a decorative cast stone door surround on Page Street with an archivolt arch under an open pediment and stepped parapet above.

STATIM BUILD

PLANNING PERMISSION - BUILDING REGULATIONS - BUILDING SERVICES - PROPERTY MAINTENANCE

SUPPORT@STATIMBUILD.COM

0207 459 4194



Fig. 1 Aerial view of the property

Page Str 
Marsham Str 
Regency Str 
Flat 108 



Fig.2 Aerial view from Page street

Page Str 
Flat 108 

STATIM BUILD

PLANNING PERMISSION - BUILDING REGULATIONS - BUILDING SERVICES - PROPERTY MAINTENANCE

SUPPORT@STATIMBUILD.COM

0207 459 4194

03. Opportunities

Westminster is already very densely developed with highly valued open space and heritage worthy of conservation. To deliver additional growth in the city, it will be necessary to intensify existing urbanized areas. The City Plan 2019 -2040 encourages high quality, creative and contemporary design solutions to deliver additional growth. The aim of the proposal for Flat 108 is to optimize the habitable area in the most discrete way. No external changes are to be proposed.



View from Page Street



View of the Courtyard

Fig. 3 Photos of the façade

04. Design, Layout and Amenity

The proposal has considered its effect on heritage assets and the architectural, historic significance as well as the wider context.

Due to the type of the proposal, there is no loss of light or outlook to any of the neighbouring properties as there are only internal alterations. In addition to this, there would be no loss of a car parking space or any to parking or parking arrangements at the site.

The designed proposal creates a balanced enjoyable indoor space, the proposed internal changes will create a positive effect on being a safe and pleasant space for the current and future occupiers.

STATIM BUILD

PLANNING PERMISSION - BUILDING REGULATIONS - BUILDING SERVICES - PROPERTY MAINTENANCE

SUPPORT@STATIMBUILD.COM

0207 459 4194

The proposed works are relatively minor in scope and seek to utilise the current layout of the flat. The key historic features of the property are to remain the same. As it can be seen on fig.3 and 4, the changes are mainly on the front of the house, where the large bathroom is. The proposal includes converting of the bathroom to a study room, in order to provide more private space for the current habitants of the flat. The existing WC will be enlarged and transformed into a full-sized bathroom with wash basin, bathtub and a toilet. The width of the corridor remains the same on the left of the new bathroom, a new door is to be fitted to the proposed study room. A new opening will be created between the kitchen and the living room, in order to provide easier circulation through the internal layout. The works are intended to refurbish and upgrade the interior of this 2 bed property. They are to be carried out sensitively, and so will not damage any historic fabric or detail but will help to ensure that the property remains fit for purpose as a home; the purpose for which it was designed.

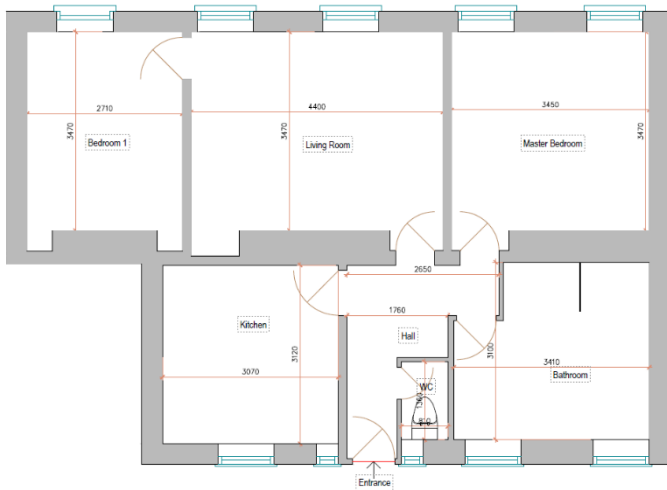


Fig. 3 Existing Floor Plan

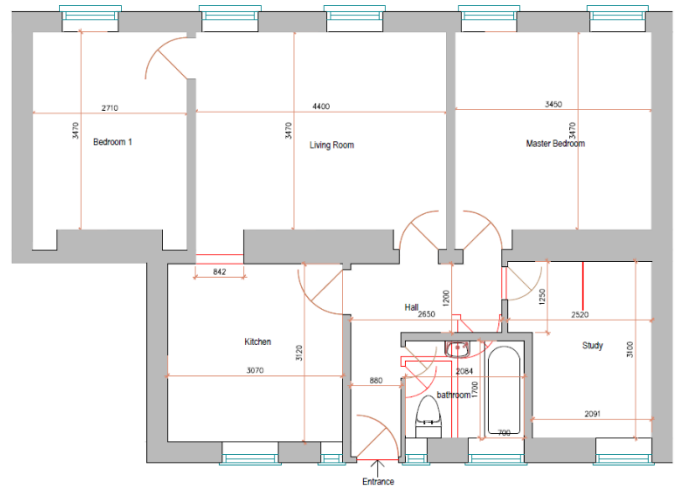


Fig.4 Proposed Floor Plan

05. History

06. 1-141 ROGERS HOUSE PAGE STREET LONDON SW1 - DEMOLITION OF EXISTING BIN STORES TO COURTYARD & PROVISION OF NEW STORE & SHEDS; AMENDMENTS TO EXISTING LANDSCAPE TO REAR OF GRETRA HALL & NEW HARD/SOFT LANDSCAPE TO COURTYARD

Flats 1 - 111 Rogers House Page Street London SW1P 4EX

Ref. No: 97/04332/COFUL | Received: Wed 21 May 1997 | Validated: Thu 12 Jun 1997 | Status: Decided

07. PROVISION OF NEW REFUSE STORE & SHEDS; AMENDMENTS TO EXISTING LANDSCAPE TO REAR OF GRETRA HALL & PROVISION OF NEW HARD & SOFT LANDSCAPING TO ROGERS HOUSE COURTYARD AREA

STATIM BUILD

PLANNING PERMISSION - BUILDING REGULATIONS - BUILDING SERVICES - PROPERTY MAINTENANCE

SUPPORT@STATIMBUILD.COM

0207 459 4194

Flats 1 - 111 Rogers House Page Street London SW1P 4EX
Ref. No: 97/04335/COLBC | Received: Wed 21 May 1997 | Validated: Thu 12 Jun 1997 | Status:
Decided

**08. 1-141 ROGERS HOUSE PAGE STREET LONDON SW1 - INSTALLATION & EXTERNAL
REFURBISHMENT INCLUDING NEW WINDOWS**

Flats 1 - 111 Rogers House Page Street London SW1P 4EX
Ref. No: 96/01804/COFUL | Received: Mon 26 Feb 1996 | Validated: Mon 26 Feb 1996 | Status:
Decided

**09. 1-141 ROGERS HOUSE PAGE STREET LONDON SW1 - INTERNAL & EXTERNAL REFURBISHMENT
INCLUDING NEW WINDOWS**

Flats 1 - 111 Rogers House Page Street London SW1P 4EX
Ref. No: 96/00244/COLBC | Received: Mon 26 Feb 1996 | Validated: Mon 26 Feb 1996 | Status:
Decided

**10. 1-141 ROGERS HOUSE PAGE STREET LONDON SW1 - REMOVAL OF BATH FROM KITCHEN &
FORMATION OF NEW SHOWER IN KITCHEN AREA**

Flats 1 - 111 Rogers House Page Street London SW1P 4EX
Ref. No: 91/02275/FULL | Received: Thu 23 May 1991 | Validated: Thu 23 May 1991 | Status:
Decided

**11. 1-141 ROGERS HOUSE PAGE STREET LONDON SW1 - REMOVAL OF BATH FROM KITCHEN &
FORMATION OF NEW SHOWER ROOM IN KITCHEN AREA (FLAT 3)**

Flats 1 - 111 Rogers House Page Street London SW1P 4EX
Ref. No: 90/06331/LBC | Received: Fri 12 Apr 1991 | Validated: Fri 12 Apr 1991 | Status:
Decided

**12. ROGERS HOUSE VINCENT STREET LONDON SW1 - FITTING A FLUE FOR CENTRAL HEATING
ONTO AN EXTERNAL WALL**

Flats 1 - 111 Rogers House Page Street London SW1P 4EX

STATIM BUILD

PLANNING PERMISSION - BUILDING REGULATIONS - BUILDING SERVICES - PROPERTY MAINTENANCE

SUPPORT@STATIMBUILD.COM

0207 459 4194

Ref. No: 90/05107/LBC | Received: Wed 26 Sep 1990 | Validated: Wed 26 Sep 1990 | Status:
Decided

**13. 1-141 ROGERS HOUSE PAGE STREET LONDON SW1 - DIVIDING THE BATHROOM FROM THE
KITCHEN & CREATING A NEW DOORWAY FOR ACCESS TO THE KITCHEN**

Flats 1 - 111 Rogers House Page Street London SW1P 4EX

Ref. No: 90/03919/LBC | Received: Tue 24 Jul 1990 | Validated: Tue 24 Jul 1990 | Status:
Decided

14. 1-141 ROGERS HOUSE PAGE STREET LONDON SW1 - EXTERNAL & INTERNAL REFURBISHMENT

Flats 1 - 111 Rogers House Page Street London SW1P 4EX

Ref. No: 90/01997/LBC | Received: Mon 21 May 1990 | Validated: Mon 21 May 1990 | Status:
Decided

**15. ROGERS HOUSE VINCENT STREET LONDON SW1 - PART DEMOLITION OF INTERNAL
PARTITION & ERECTION OF NEW PARTITION TO FORM SEPARATE BATHROOM FROM
KITCHEN**

Flats 1 - 111 Rogers House Page Street London SW1P 4EX

Ref. No: 90/00636/LBC | Received: Thu 08 Feb 1990 | Validated: Thu 08 Feb 1990 | Status:
Decided

**16. ROGERS HOUSE VINCENT STREET LONDON SW1 - PART DEMOLITION OF INTERNAL
PARTITION & ERECTION OF NEW PARTITION TO FORM SEPARATE BBATHROOM FROM
KITCHEN**

Flats 1 - 111 Rogers House Page Street London SW1P 4EX

Ref. No: 90/00635/FULL | Received: Thu 08 Feb 1990 | Validated: Thu 08 Feb 1990 | Status:
Decided