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SW1E 6QP

Date: 10.04.2021

**FAO** Westminster City Council, Director of Place Shaping and Planning

**CC:** Applicant - UNIBIN CAPITAL UK LIMITED

## **Heritage Impact Statement**



## 1. Introduction

1.1 This document has been prepared in support of the proposed internal First Floor fit-out works at 25 Berkeley Square, W1J 6HN. The information herewith is intended to outline the extent of the proposed works and demonstrate the limited impact on the historic elements and overall character of the grade II listed building located within the City of Westminster.

1.2 The statement has been prepared in accordance with the Design & Access Statement Information Sheet for Listed Buildings (2014) and in context with relevant national and local borough planning policies. Additional information is included through documents associated with this application which are listed follows:

- 263\_25 Berkeley Square\_Application Form.pdf
- 263\_01 EX GA\_A1\_R01
- 263\_02 GA\_A1\_R01.

## 2. Context & Proposed Works

2.1 The application is made with respect to the property at 25 Berkeley Square, London, W1J 6HN which is located on the Northern corner of Berkeley Square, adjacent to Bruton Place. The property lies within the Mayfair Conservation Area.

2.2 The property itself consists of ten storeys: the ground floor is comprised of reception area entered via Berkeley Square and the remaining floors are in use as commercial office premises (accessed internally). The vernacular presents predominantly commercial buildings with retail units accessible from the public highway and office use class within the upper floors.

2.3 The proposed works comprise the interior fit-out of the First Floor office accommodation which will provide a combination of meeting rooms, kitchen areas, various furnishings and items related to workplace amenity. Further details are provided below:

2.4 The floorplan at this property is split into the historic Southern section and Northern more recently refurbished extension. The Southern elements comprise the "Heritage Rooms", these are already refurbished and ready to be occupied and no works are proposed to take place to these elements within our proposal.

2.4.1 New internal stud and glazed partitions are proposed to be erected to divide the open plan commercial floor space to provide a series of meeting rooms and working areas. These will be constructed using metal studwork systems and finished on both sides with plasterboard, taped, jointed and painted and glazed systems, some of which will be 100mm double glazed partitions with superior acoustic properties.

2.4.2 Glazing has been used generously within new partitions to encourage good light distribution internally.

2.4.3 New fitted joinery elements are to be installed including doors (to new partitions only) and staff lockers etc.

2.4.4 Proposed ceramic and/or marble and/or fabric floor coverings will be prepared and installed over the existing raised access floor in the open plan areas.

2.4.5 There are proposed alterations to the existing mechanical and electrical services to suit the new layout within the extents of the property that the Applicant maintains rights and access to, subject to the Landlords consent. These are expected to be limited to relocation of several air conditioning units within the contemporary suspended ceiling. Installation of new and relocation of existing lighting and electrical outlets are proposed to suit the new layout.

2.4.6 External architectural elements and all existing architectural features and details that constitute the buildings Grade II listing are to remain unaltered and retained as existing.

2.4.7 Existing fenestration and doors are to remain as existing and will be unaffected by the proposed works.

### **3. Design & Access Statement**

#### 3.1 Massing and Gross Area

3.1.1 Apart from proposed partitioning, no alterations are proposed which would alter the current gross internal area, gross external area or massing otherwise.

#### 3.2 Scale

3.2.1 The scale of the existing building is not affected by the proposed works.

#### 3.3 Landscaping

3.3.1 N/A.

#### 3.4 Use

3.4.1 The use of the First Floor of the building will remain as "A2".

#### 3.5 Access

3.5.1 Access from Berkeley Square to the building and Applicant's floor area remains unaltered by the proposal.

#### 3.6 Appearance

3.6.1 The proposed finishes and new additions to the internal area of the commercial floor space our Client will occupy will utilise high quality finishes, products, materiality and execute this through a suitably high standard.

### **4. Heritage Statement**

4.1 The building is grade II listed and resides within the Mayfair Conservation Area. The statutory address for the building is 25 Berkeley Square, W1.

4.2 25 Berkeley Square was listed on 09/01/1970, the listing details follow:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1066463

Date First Listed: 9th January 1970

Statutory Address: 25 Berkeley Square, W1

County: Greater London Authority

District: City of Westminster (London Borough)

Details:

TQ 2880 NE CITY OF WESTMINSTER BERKELEY SQUARE W1 69/15 (north side) 9.1.70 No 25 (formerly listed as No 25 and 26). - II Includes former No 26. Mansion block of flats. C1906 by F T Verity. Ashlar faced, rather French inspired. Six storeys, 7 windows. The

ground and first floors have banded rustication. On the upper floors the fenestration is in the rhythm 1 x 3 x 1, the central 3 windows being double sized. The shallow broad panelling of the window surrounds subtly articulates this central recessed area which is further

enhanced by the cast iron balconies that create their own additional rhythm across the facade. Central entrance up flight of steps.

Listing NGR: TQ2874280711

4.3 The proposed development does not affect the setting of the listed building and will have no impact on the external historic features of the property. The internal works are not immediately visible from the exterior of the building and are highly unlikely to be visible from street level in any event.

Should you have any queries, please do not hesitate to contact my team who remain at your disposal.

Yours faithfully,

On behalf of  
Cohanim Architecture