

31st August 2021

City of Westminster
South Planning Team
Westminster City Hall
64 Victoria Street
London
SW1E 6QP.

Dear Team,

SITE: Seventh floor, 17-19 ARTILLERY ROW, LONDON, SW1P 1RH
DESIGN AND ACCESS STATEMENT

The site and planning history

The site comprises of the 7th floor office of Artillery House, Artillery Row, Westminster. The property is listed grade II.

The application is for the alteration and additions of the existing layout of partitions to the 7th floor office including additional ac equipment located within the existing roof plant area. AC pipework from the 7th floor will be installed on a cable tray onto the existing cable tray at the rear of the building

The site also lies within the Broadway and Christchurch Conservation Area.

Use

The proposal enables continued use of the building as offices.

Amount

There is no change in the amount of development proposed.

Layout

The structural layout of the building will not be altered. Alteration to modern partitioning, air conditioning and lighting and installations are to be undertaken. There are 2 grilles to be installed on the 7th floor at the rear of the building these are to match existing grilles on every floor at the rear of the building.

Scale

There is no change in scale.

Appearance

The building is Art Deco in style, purposely constructed as an office building with shops at ground floor level, with mostly modern fixtures and fitting in the areas of the building. Internally, there are several alterations to modern fixtures fittings, the current application is for the latest version of modern alterations.

Landscaping

There are no landscaping works.

Access

Pedestrian Access/Vehicle Access There is no alteration to pedestrian or vehicular access.

List of the planning history on the site, newest first:

- Installation of air conditioning units at roof level and associated pipework and grilles. Internal alterations at first, second and fifth floor levels, including the removal and installation of partitions. Approved 23.01.2020
- Internal alterations to 5th floor office and common parts approved 05.03.19 19/00385/LBC
- Internal alterations to 3rd floor office (retrospective) Approved 10.9.18 18/06828/LBC
- Alteration of internal office entrance doors Approved 30.4.2018 18/02547/LBC
- Replacement entrance doors and glazed fanlight to both entrances; insertion of aluminium grilles to rear elevation; fit out of basement rooms to provide showers, lockers and cycle storage; refit of WC's on all floors; refit common areas; replacement ground to first floor balustrades and glazed under-stair walling to basement (Linked with 17/08520/FULL). Approved 12.2.18 17/08521/LBC
- Alteration to entrance doors and glazed fanlight to Artillery House North and South. Insertion of aluminium grilles to rear elevation. Approved 12.2.18. 17/08520/FULL
- Display of two externally illuminated fascia signs measuring 0.23m x 2.8m, and an externally illuminated projection sign measuring 0.7m x 0.7m. Repainting of the shopfront. (Linked with 16/06353/ADV) Approved 16.8.2016. Also 15/05304/ADV
- Display of two externally illuminated fascia signs, and one externally illuminated projecting sign measuring 860mm x 560mm. Approved 2.11.15. 15/05304/ADV
- Installation of signage comprising of two sets of externally illuminated text and one externally illuminated projection sign. Approved 2.7.15 15/05305/LBC
- Replacement of the existing kitchen extract duct. 14/10841/LBC Approved 22.12.2014
- Internal alterations at fourth floor level comprising of removal of some stud partitioning and erection of new stud partitioning and doors within the office space. Approved 20.6.14 14/05397/LBC and 14/04851/FULL decided 3.7.14
- Installation of a condenser unit within the existing roof plan enclosure in the location of a previous condenser unit. Approved 12.7.201 13/04085/FULL
- Installation of a condenser unit within the existing roof plan enclosure in the location of a previous condenser unit. Internal alteration at sixth floor level Approved 12.7.2013 13/0427/LBC
- Installation of four air-flow holes with associated small louvres at fourth floor level and four air-flow holes at third floor level. 'No further action' 13/03990/LBC
- Creation of an air-flow ventilation hole to existing window pane at sixth floor. Approved 21.6.13 13/03842/LBC
- Internal alterations at third, fourth and sixth floor levels comprising replacement of existing suspended ceiling including new concealed air conditioning units and replacement of defective flooring. Replacement of internal secondary glazing on rear elevation at third floor level only. Approved 18.4.13 13/03554/LBC
- Installation of four mechanical condensers units and satellite dish in addition to the existing roof plant. Installation of eight external louvres to rear elevation at third and fourth floor level to provide ventilation to office space. Approved 4.6.13 13/03215/FULL
- Installation of four mechanical condensers units and a satellite dish at roof level. Installation of eight external louvres to rear elevation at third and fourth floor level to provide ventilation to office space. Internal alterations in association with refit of office space at third and fourth floor levels. Approved 4.4.13 12/12196/LBC
- Installation of external lighting at first floor level. Approved 29.9.2011 11/06624/LBC and 11/06623/FULL
- Installation of satellite dish at rear seventh floor level. Approved 23.6.09 09/02410/FULL and 09/02411/LBC
- Installation of two air conditioning units within rear lightwell on first floor flat roof. 17 Approved 14.5.09 09/00677/FULL and 09/00678/LBC
- Louvered screen pursuant to Condition 5 of listed building consent and Condition 7 of dated 10 November 2008 (RN: 08/07808). Approved 11.12.08 08/10252/ADLBC and 08/10251/ADFULL

- Installation of seven air conditioning units and louvered screen within lightwell at first floor level. Approved 10/11/08 08/07807/FULL and 08/07808/LBC
- Alterations to existing north and south entrances to include new frameless glazing. Approved 7.8.08 08/05138/FULL and 08/05139/LBC
- Retention of timber externally illuminated fascia and projecting sign and one menu case at No.19 Artillery Row. Approved 13.12.07 07/08547/LBC
- Installation of one externally illuminated fascia sign and one non-illuminated projecting sign. Approved 24.8.07 07/05392/ADV and 07/05393/LBC
- Installation of externally illuminated projecting and fascia sign, and internally illuminated menu case at No.19 Artillery Row. Approved 07/04246/ADV 1.11.07
- External repairs and cleaning to part south front elevation and south rear elevations and roofs. Approved 30.4.2007 07/02075/LBC
- Installation of one air conditioning unit and acoustic enclosure within rear basement lightwell. Approved 26.6.06 06/03308/FULL and 06/03309/LBC
- Internal alterations at seventh floor level comprising removal and installation of internal partitions. Approved 8.7.05 05/04870/LBC
- Installation of a boiler flue at fourth floor level Approved 8.12.05 05/07970/LBC
- Internal alterations at seventh floor level comprising removal and installation of internal partitions. Approved 8.7.05 05/04870/LBC
- Retention of air conditioning plant within rear yard area Approved 7.2.06 05/02324/LBC and 05/02323/FULL
- Replacement of corroded windows with new metal-framed windows at 1st -5th floors. Refused 22.7.04 04/04158/LBC
- Replacement of existing plant at rear first floor level with 8 air conditioning units on a supporting steel structure and access platform and internal alterations. Approved 4.11.03 03/04368/LBC and 03/04367/FULL
- Details of threshold pursuant to Condition 2 of listed building consent dated 9 January 2003 (02/07949/LBC) Approved 27.2.2003 03/01046/ADLBC
- Details of threshold pursuant to Condition 2 of planning permission dated 9 January 2003 (02/07897/FULL) Approved 27.2.2003 03/01045/ADFULL
- Modifications to partitions and removal of shower unit to enhance kitchen space. Approved 20.1.03 03/00098/LBC
- All facing stonework elements to be replaced and method statement of cleaning pursuant to Conditions 2(a) and 2(b) of listed building consent dated 15 January 2002 (01/09506/LBC) Approved 20.11.02 02/08243/ADLBC
- Alterations to shopfront for disabled access, new signs and internal alterations. Approved 9.1.03 02/07949/LBC and 02/07897/FULL
- Display of projecting sign and externally illuminated fascia sign. Approved 9.1.03 02/07921/ADV
- Installation of one air conditioning unit and handrail on eighth floor roof and internal alterations including installation of new partitioning at sixth floor level. Approved 15.5.02 02/00603/LBC and 02/00582/FULL
- Internal works to basement including refurbishment of common areas and store rooms, general re-decoration, alterations to fire doors including door renewals and various service installations. Approved 25.1.02 01/10072/LBC
- General repairs, redecoration, cleaning and associated works to the front facade. Approved 15.1.02 01/09506/LBC
- Retention of 17 air conditioning units at rear first floor level and associated internal alterations. Approved 7.3.02 01/08949/LBC and 01/08948/FULL 18
- Samples and drawings of the acoustic/visual screen pursuant to Condition 1 of planning permission dated 16 July 2001 (00/04554/FULL) Approved 12.11.01 01/08267/ADFULL
- Internal alteration namely: refurbishment of sixth floor to form open plan offices including suspended ceiling and installation of air conditioning within ceiling. Approved 4.5.01 01/01533/LBC
- Use of the ground floor for Class A1 or Class A2 purposes Approved 1.3.01 01/00179/FULL
- Removal of Condition 1 of planning permission dated 5 June 1981 to allow unrestricted use within Class A2 Approved 1.3.2001 01/00182/FULL
- Formation of new entrance ramp to shop. Approved 2.2.01 00/08632/FULL
- Installation of externally illuminated fascia sign comprised of individual letters and non-illuminated projecting sign (600mm x 600mm). Approved 2.2.01 00/07886/ADV

- Internal alterations, installation of new entrance ramp, minor alterations to shopfront and installation of new shopfront fascia. Approved 2.2.01 00/06580/LBC
- Internal alterations including the refurbishment of 4th floor to form open plan office including replacement of suspended ceiling, wall and floor covering and installation of air conditioning cassettes. Approved 29.9.00 00/06457/LBC
- Internal alterations including the refurbishment of 7th floor to form open plan office including replacement of suspended ceiling, wall and floor covering and installation of air conditioning cassettes. Approved 29.9.00 00/06458/LBC
- Installation of air-conditioning units at 7th and 8th floor roof levels. Internal alterations at third floor level. Approved 16.7.01 00/05904/LBC and 00/04554/FULL
- Installation of 17 air-conditioning units at rear first and second floor levels and associated internal alterations at first and second floor levels. Approved 13.7.01 00/05800/LBC
- Formation of doorway within window opening; siting of electrical transformer and associated equipment at rear. Approved 5.11.99 99/06686/FULL and 99/06687/LBC
- Installation of external stair with services core linking rear wings and another external stair providing a continuation as a fire escape route. Approved 2.8.99 99/04317/FULL
- Removal of windows & brick spandrel & removal of security railing at rear boundary wall. Installation of stair with services core and linking stair to provide fire escape route approved 2.8.99 99/04318/LBC
- Alterations to existing rear extract duct. Approved 4.8.99 99/03858/LBC and 99/03859/FULL
- Internal alterations during course of construction to north & south core areas (revision). Approved 30.6.99 99/03615/LBC
- Alterations to north & south entrances, including new doors & fanlights & external lighting. Approved 1.10.99 99/02997/LBC and 99/02996/FULL (to be formed in bronze)
- Replace existing metal boiler flue with new stainless steel twin walled boiler flue. Approved 30.10.98 98/06372/FULL and 98/06373/LBC
- Vary condition 2 of permission for a3 use of part ground floor (dated 5/9/96) to allow trading on Sundays & bank holidays between 1100hrs & 1900hrs for a temporary period of 12 months approved 11.2.99 98/06245/full
- Refurbish north & south core staircases & toilets approved 22.1.99 98/06039/LBC
- Removal of storage tanks on main roof, install 2 no. New chillers & smaller storage tank, replace existing metal casement windows to stair c/boards with louvered screens approved 30.10.98 98/05074/LBC and 98/05073/FULL
- Removal of internal partitions & replace with new; install new shopfront & signage Approved 24.11.98 98/00515/LBC
- Installation of new shopfront and signage approved 24.11.98 98/00484/FULL
- Installation of fascia and projection swinging sign approved 24.11.98 98/00486/ADV
- Formation of new escape door to rear of property & external metal staircase approved 19.1.98 97/OA413/FULL and 97/OA414/LBC 19
- Variation of condition 2 of planning consent no 954250 dated 05/09/96 so as to allow/public house to trade on sundays & bank holidays refused 28.10.97 97/06029/FULL
- Internal alterations incl. subdivision of office space into offices & training rooms & installation of air conditioning units on roof approved 19.6.96 96/03832/LBC
- Installation of 4 roof mounted air conditioning condenser units in existing lightwell; alterations to window to form exhaust vent grille to kitchen extract duct approved 19.6.96 96/03298/FULL
- Change of use from part shop & part office to restaurant and external alterations including full height extract duct and louvres 5.9.95 95/04250/FULL
- Erection of ventilation ducting & replacement of 2 rear windows with acoustic louvres in connection with use as restaurant approved 5.9.95 95/05455/LBC
- Renewal of planning consent dated 26/7/90 rn896196 for extensions at 8th floor level and partial infill lightwell to 7th floor, for office use with part ground floor retail. Approved 31.7.95 95/03661/FULL
- Renewal of listed building consent dated 26/7/90 for extensions at 8th floor level for partial infill of lightwell to 7th floor level for office and part ground floor level retail use. Approved 30.8.95 95/03662/LBC
- Renewal of listed building consent dated 26/7/90 for extensions at 8th floor level for partial infill of lightwell to 7th floor level for office and part ground floor level retail use approved 30.5.95 95/03662/LBC
- Replacement shopfront approved 25.1.93 92/07199/FULL

- Fascia and projecting signage approved 13.1.93 92/06977/ADV
- Erection of fascia sign- illuminated lettering & an internally illuminated projecting box sign approved 13.1.93 92/06978/LBC
- Internal alterations to partition & relocation of sales counter approved 18.9.92 92/05105/LBC
- Use of ground floor unit as a payment centre (19 artillery row) approved 18.9.92 92/00089/1884
- Renewal of front doors & surrounds to both entrances fronting artillery row approved 21.2.91 90/06483/full and 90/06494/LBC
- Erection of extension to rear of 8th floor, infilling of rear lightwell, new lift and refurbishment. Approved 26.7.90 89/06547/LBC
- Display of advertisements approved 20.9.88 88/04145/ADV
- Installation of new shopfront refused 88/04144/LBC and 88/04143/FULL
- Installation of an automated teller machine in shopfront approved 21.2.86 85/05277/FULL and 85/05731/LBC
- Extension at 8th & 9th floor levels - revised proposals approved 16.1.87 85/03003/LBC
- Approval of reserved matters regarding facing materials & details of tanks on roof - revised drawings approved 16.1.87 84/02256/ADFULL

Existing Photos

