

DESIGN, ACCESS STATEMENT & HERITAGE STATEMENT**Location**

138 Tachbrook Street occupies a corner terrace plot, at the junction of Tachbrook Street and Moreton Street, constructed as part of the mid to late Victorian Cubitt's development. 138 Tachbrook Street is within the Pimlico Conservation Area; however, it is not Statutorily Listed.

The property at ground floor level retains its commercial frontage and above ground the front windows are all single glazed sliding timber sash items. The floors have been subdivided in the past to form three flats over ground, with the aforementioned retail unit occupying the ground floor and basement.

Proposal & Design Statement

The existing windows are in particularly poor condition, repair and refurbishment would involve substantial replacement of most of the frames and sashes. In addition, the existing windows are extremely acoustically or thermally inefficient. The application is for the replacement of the frontage windows to the first, second and third floor residential flats with 'like-for-like' design new double glazed conservation specification painted vertical timber sliding sashes and new timber frames; within the existing window reveals / openings. The glazing will be enhanced with higher performance heritage 14mm double glazed units. The replacement windows will not alter the character and appearance of the local areas or the existing property.

The scheme complies with all the Local Authority Planning Policies, Planning Guidance as well as the Pimlico Conservation Audit.

Access Statement

Access for the less able and the emergency services will not be made any worse than those that exist at present by the proposal to replace the windows.



Current window example



Current window example

Heritage Statement

1. *Is the application site (identify all that are applicable):*

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	<input type="checkbox"/>
Within a conservation area	<input checked="" type="checkbox"/>
A scheduled ancient monument	<input type="checkbox"/>
Within the Westminster World Heritage Site ¹	<input type="checkbox"/>
A registered park or garden	<input type="checkbox"/>
In the setting of or adjacent to one of the above?	<input checked="" type="checkbox"/>
Within an archaeological priority area ²	<input type="checkbox"/>
A non-designated heritage asset	<input type="checkbox"/>

2. *In each case where you have answered yes in above, please identify the asset and its heritage designation (i.e., the grade of listed building, conservation area name etc)*

Pimlico Conservation Area

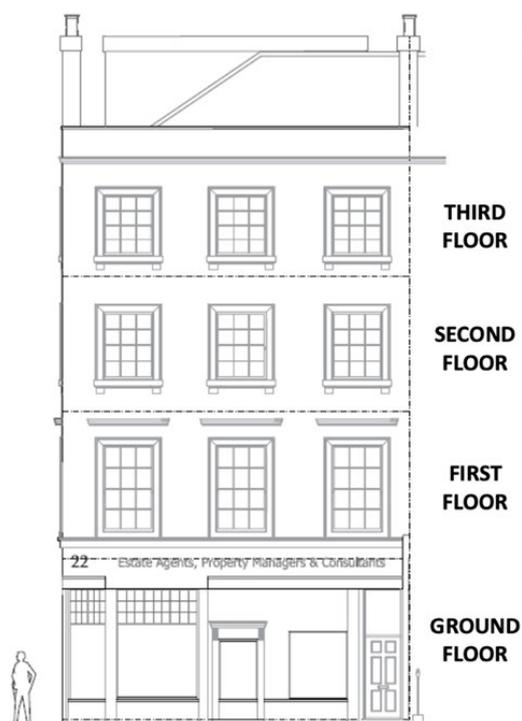
3. **The significance of the heritage asset(s). What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.**

The following information refers to the original timber sash windows at the property:

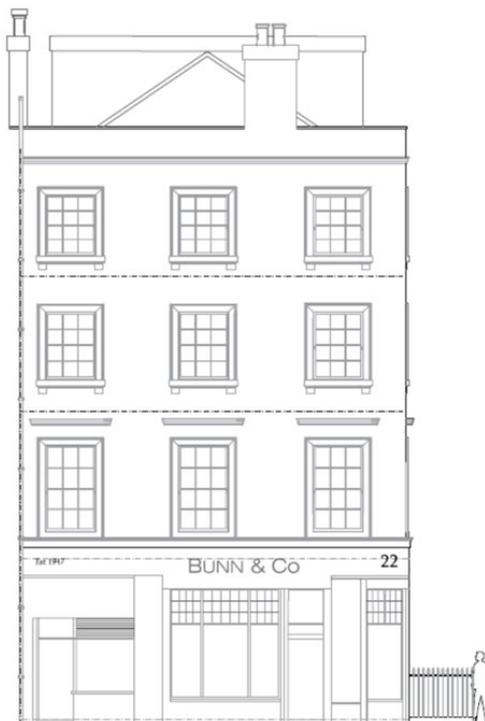
- *Age:* 1870s-1880s.
 - *Architectural Style:* Georgian, mid-late Victorian property.
 - *Materials:* Timber sliding sashes with single glazed panels.
 - *Features of interest:* Original unmolested window openings.
 - *History:*
 - Cubitt's Development along Tachbrook Street completed in 1874.
 - The uniform street pattern remains relatively unchanged to present day.
 - The houses on the opposite side of Tachbrook Street have since been demolished and replaced with the Brutalist Lillington Gardens Estate development .
 - The property is not listed but is within the Pimlico Conservation Area.
 - *How they contribute to significance:* The windows' significance derives from the detail applied to them. The window surrounds on both the interior and exterior are supported on subtly ornate console brackets and on the exterior are topped with lintels.
-

4. **The proposed works. What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.**

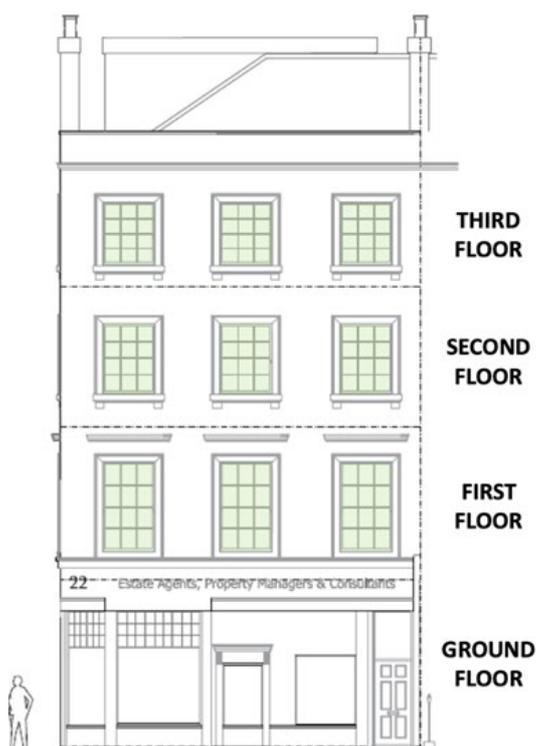
The images below identify the windows which are proposed to be replaced. The property is not listed; therefore only external drawings have been included.



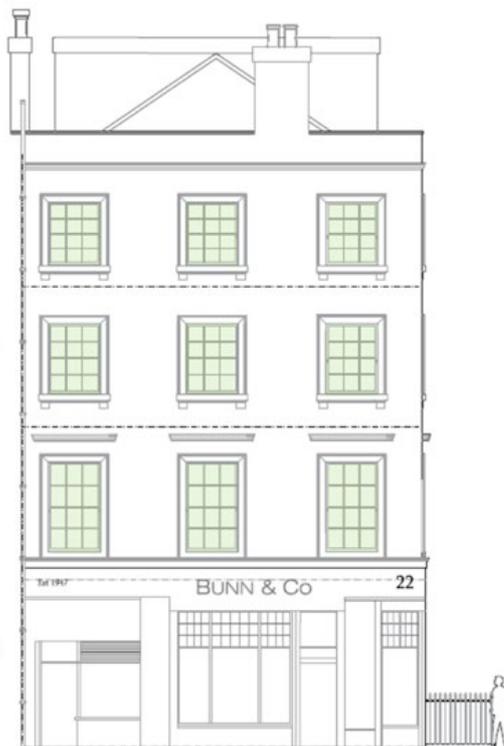
NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION

5. ***Impact on significance. How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or mitigated, including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?***

The property aesthetic will remain unchanged, with perhaps the slight perception of changes in glass reflectance. To protect the special interest of the windows, which derives from the detail applied to them, the window surrounds, console brackets and lintels will remain untouched; in order to maintain the significance of the heritage asset and streetscape.

The windows will be replaced using identical detailing, materials, and method of opening to retain the property's historic significance; in-line with the Pimlico Conservation Audit.

Harmful impact on the area's historic significance has been mitigated by replacing the windows like-for-like, with the addition of heritage double glazing. This option was chosen to ensure the heritage asset is suitable for modern living.

6. ***Enhancement and Public Benefits (where applicable), Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any public benefit as a result of the works?***

The property at first, second and third floors has not suffered from unsympathetic alteration.

7. ***Other: Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.***

The proposal does not include for development creating new floorspace or extensive works to retrofit the existing building to improve the environmental performance; a detailed Sustainable Design Statement would not ordinarily be applicable to this application.