



10

GREYCOAT PLACE
LONDON SW1

DESIGN & ACCESS STATEMENT

96a Application Proposal

Ref: 20/05884/FULL

GREYCOAT PLACE WESTMINSTER - LONDON SW1

Ref 20/05884/FULL_96a Application

Client: Victoria Spaces (UK) Ltd
Site: 10 Greycoat Place– London SW1
Date: 14.01.2021
Prepared by: BS
Checked by: TDM
Version: VI

STUDIO

SPPARC Architecture
No.10 Bayley Street
BEDFORD SQUARE
London WC1B 3HB

T: +44 (0) 20 7734 4100
F: +44 (0) 20 7534 9930
E: trevor.morriss@spparcstudio.com
[www: spparcstudio.com](http://www.spparcstudio.com)

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Proposal Overview

This Design and Access Statement has been prepared to set out the proposed non-material amendments to planning application ref: 20/05884/FULL which was granted consent on 27 October 2021.

The proposed alterations are as follows:

1. *Reduction in East facing external terrace area (to Level 06).*
2. *Proposed adaption of South façade glazing (to Level 06).*
3. *Adaption to concealed plant area wall arrangement (to Level 06-0R).*

Justification:

1. *The additional 19m² internal area created allows greater use and flexibility of the open plan office space, whilst maintaining the East facing external terrace.*
2. *The proposed amendment to four of the full height opened glazed units on the sixth floor will allow users of the office space at this level to benefit from greater natural ventilation and a sense of outdoor space when the glazing is open. Users of the office space will be restricted from accessing the roof as there will be a balustrade installed within the four glazed units to prevent them from doing so. This arrangement reflects the requirements of Condition 10 which is attached to the consent to allow this section of roof to be accessed for maintenance purposes only.*
3. *The additional internal area created allows greater use and flexibility of the open plan office space (in conjunction with item 1).*

We set out in the remainder of this document the proposed non-material amendments to the consented scheme (Ref: 20/05884/FULL).

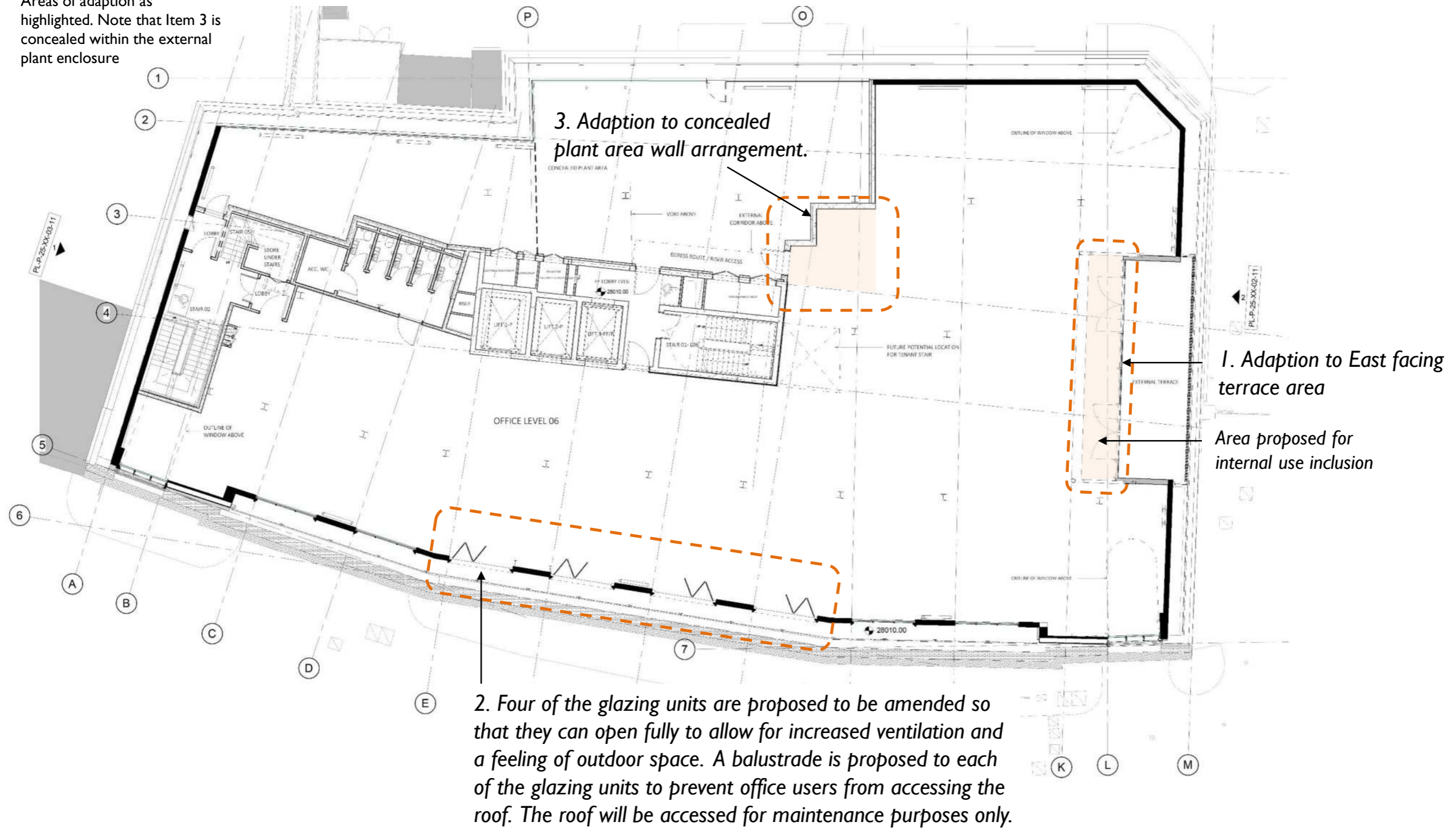
Level 6 - The Consented Scheme



Sixth Floor Layout

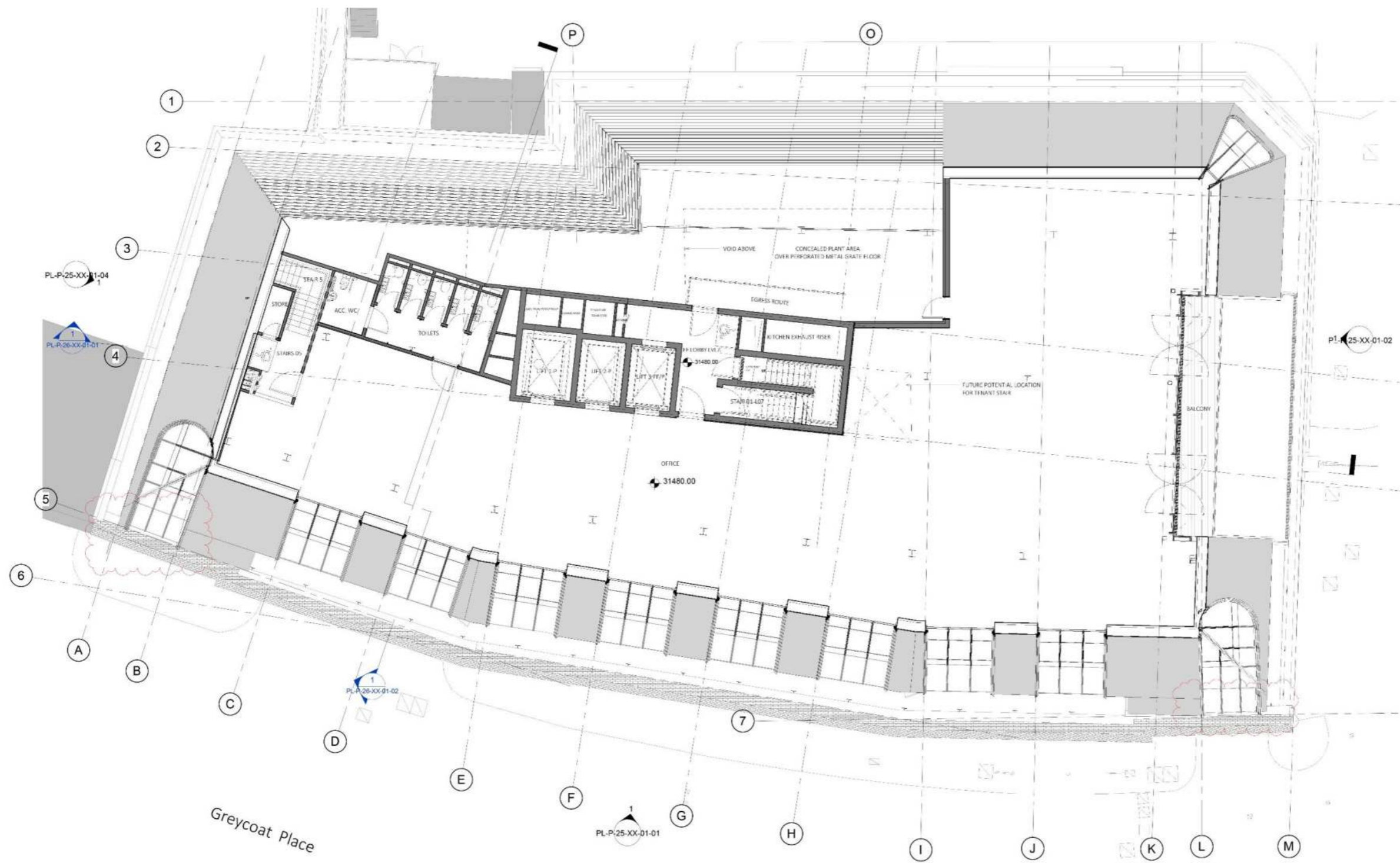
Level 6 - The Revised Proposed Consented Scheme

Areas of adaption as highlighted. Note that Item 3 is concealed within the external plant enclosure



Sixth Floor Layout

Level 7 - The Consented Scheme



Seventh Floor Layout

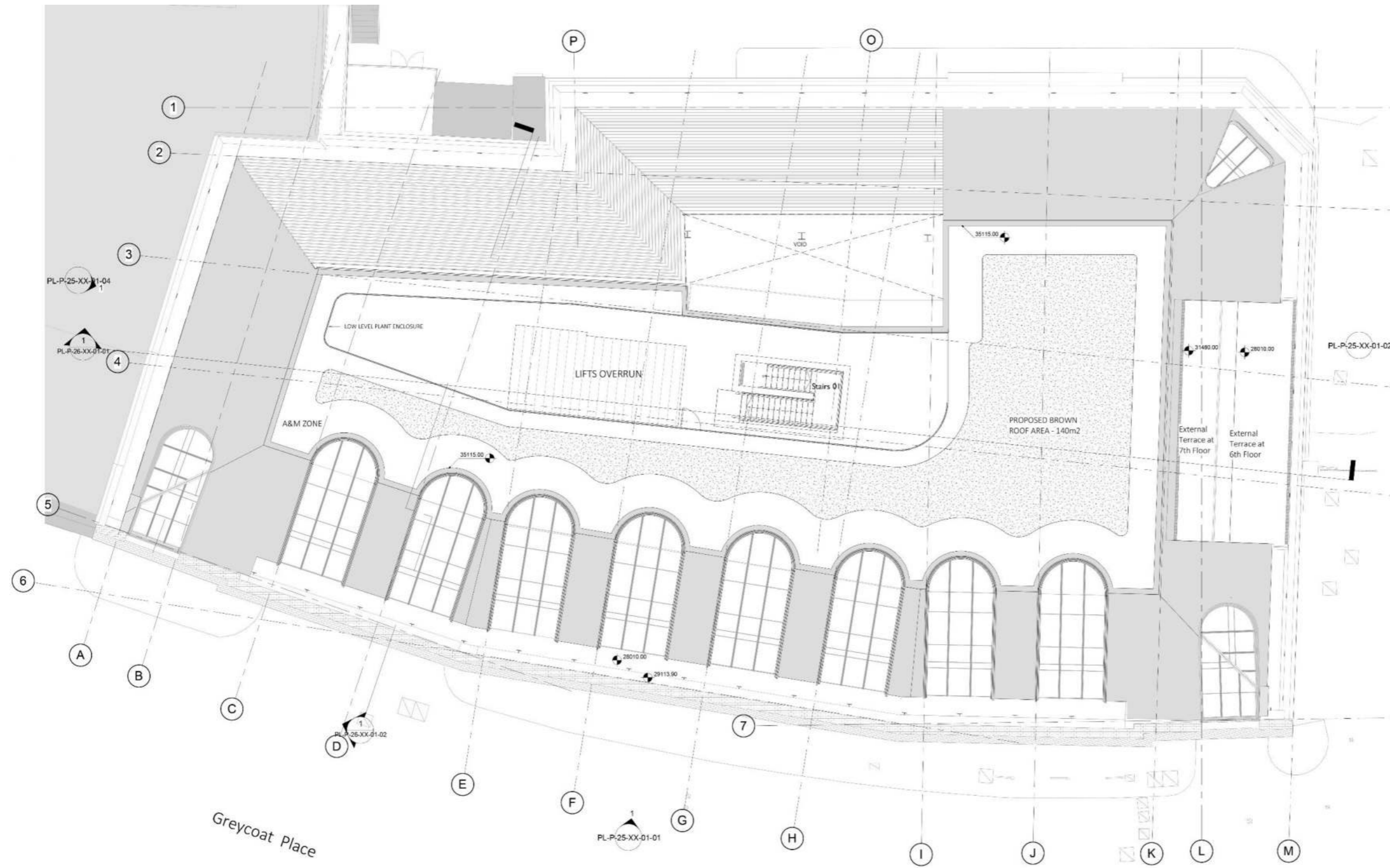
Level 7 - The Revised Proposed Consented Scheme

Areas of adaption as highlighted. Note that Item 3 is concealed within the external plant enclosure



Seventh Floor Layout

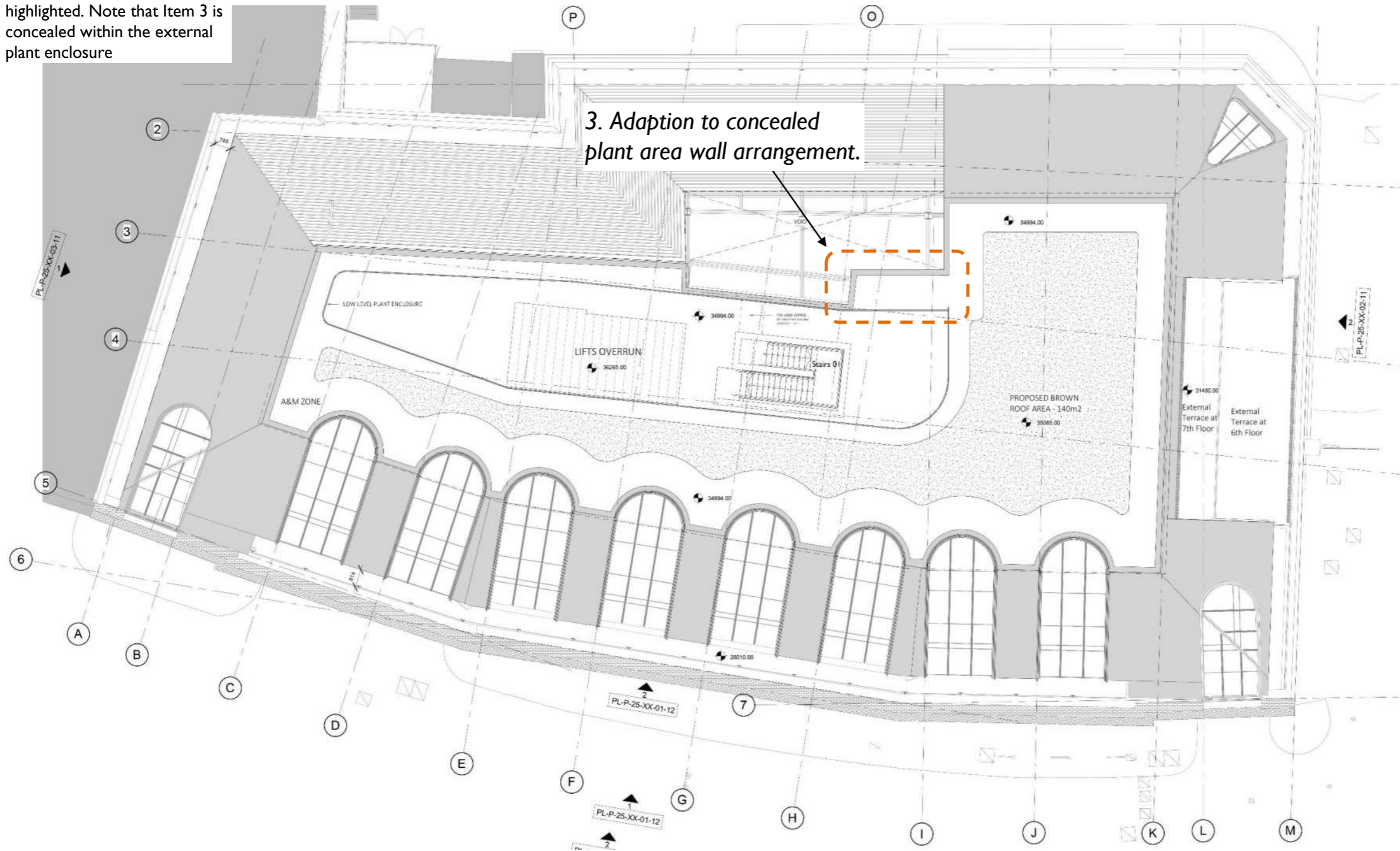
Roof Level- The Consented Scheme



Roof Level Layout

Roof Level - The Revised Proposed Consented Scheme

Areas of adaption as highlighted. Note that Item 3 is concealed within the external plant enclosure



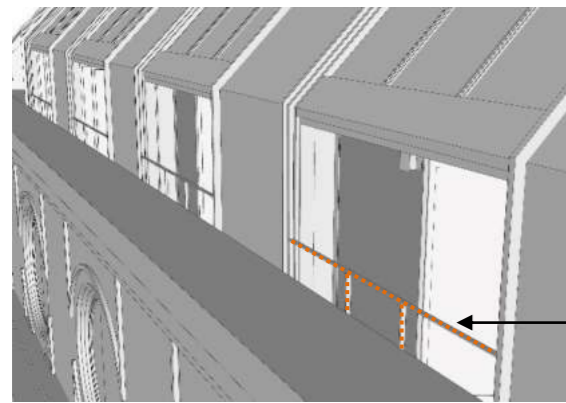
Roof level Layout

The Revised Proposed Consented Scheme

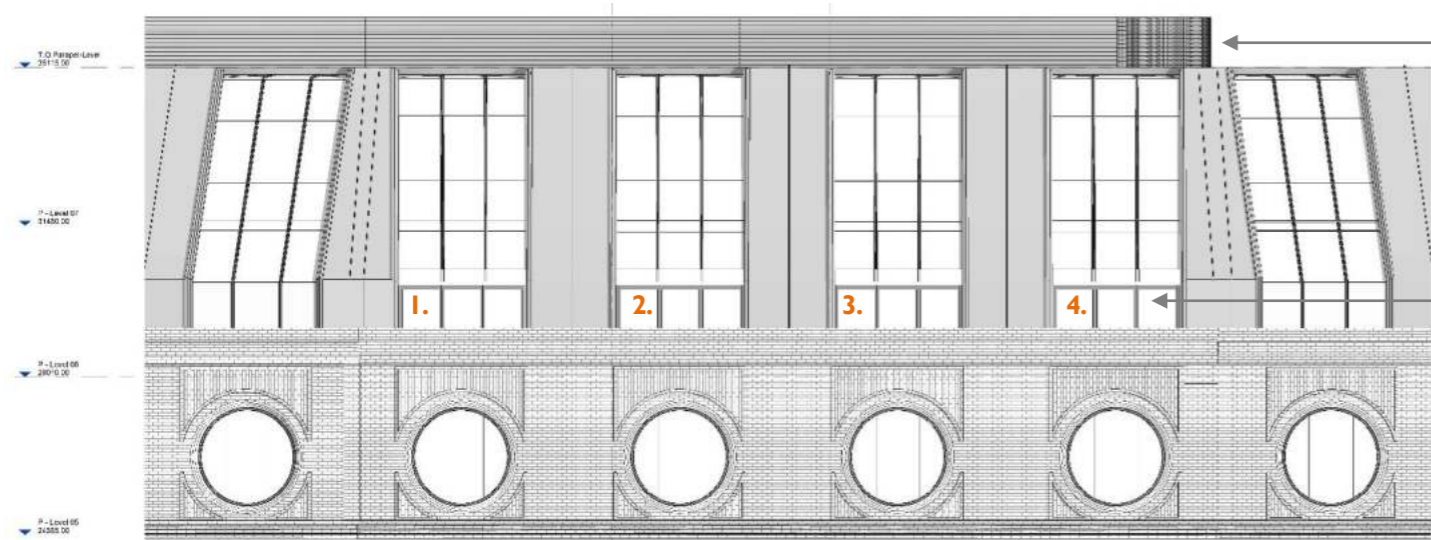
Item 2. Adaption as to include full height opening glazed units (& associated balustrade)

The proposed 4No. full height openable glazed units would provide passive ventilation and aid well being to users occupying the 6th floor office space. To street level the adaption would remain unseen to immediate street level context due to the high level subservient 6th floor envelope being set back from the building perimeter as highlighted in the concept model image here.

(View taken from approximately 2nd floor level)



Associated flat bar metal balustrade with tone to match that of window frames.



High Level South Elevation Extract



High Level South Sectional Elevation Extract (Parapet in foreground denoted in hatch)

The Revised Proposed Consented Scheme

Item 2. Adaption as to include full height opening glazed units (& associated balustrade)

Current (accepted position) verified views highlight the vertical façade zone being concealed by brick parapet and projecting cornice detail to immediate street level context.

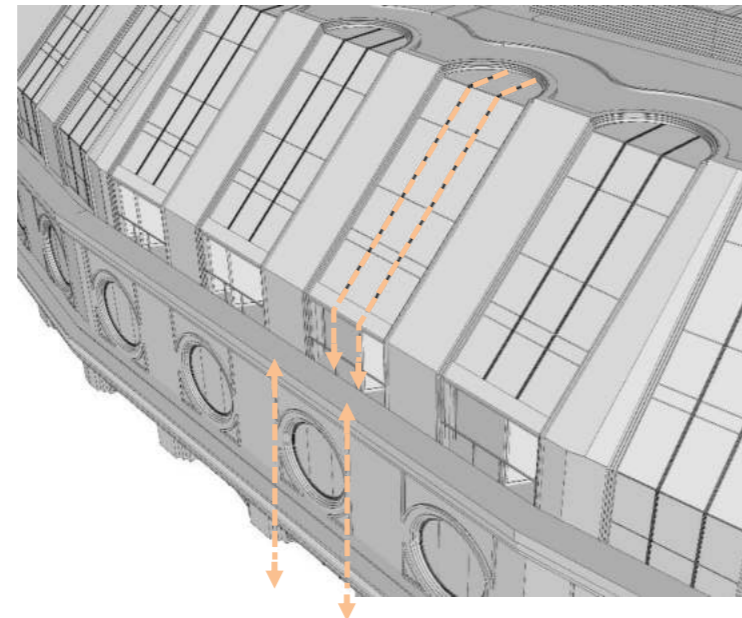
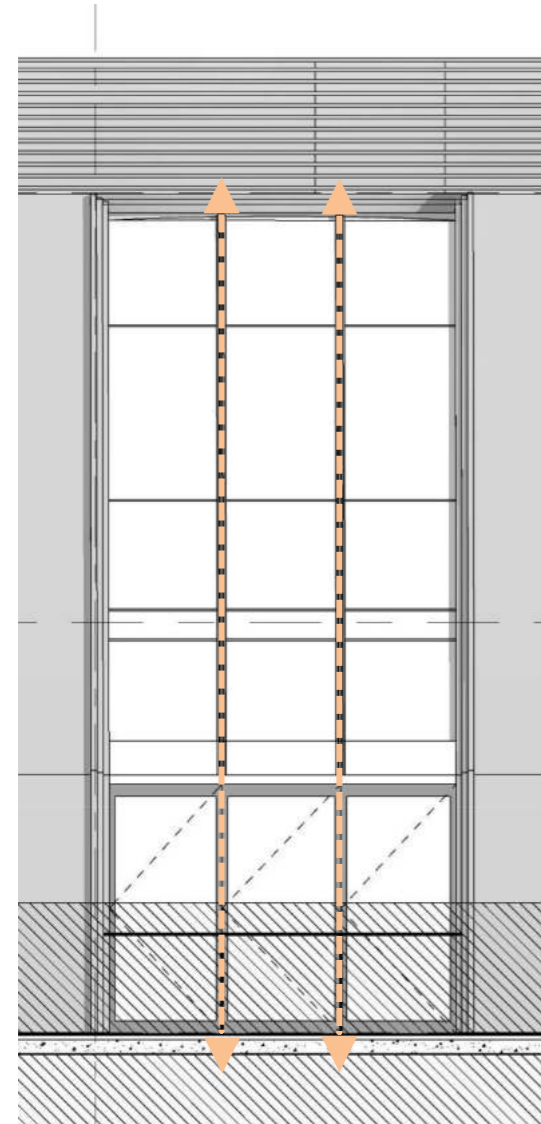
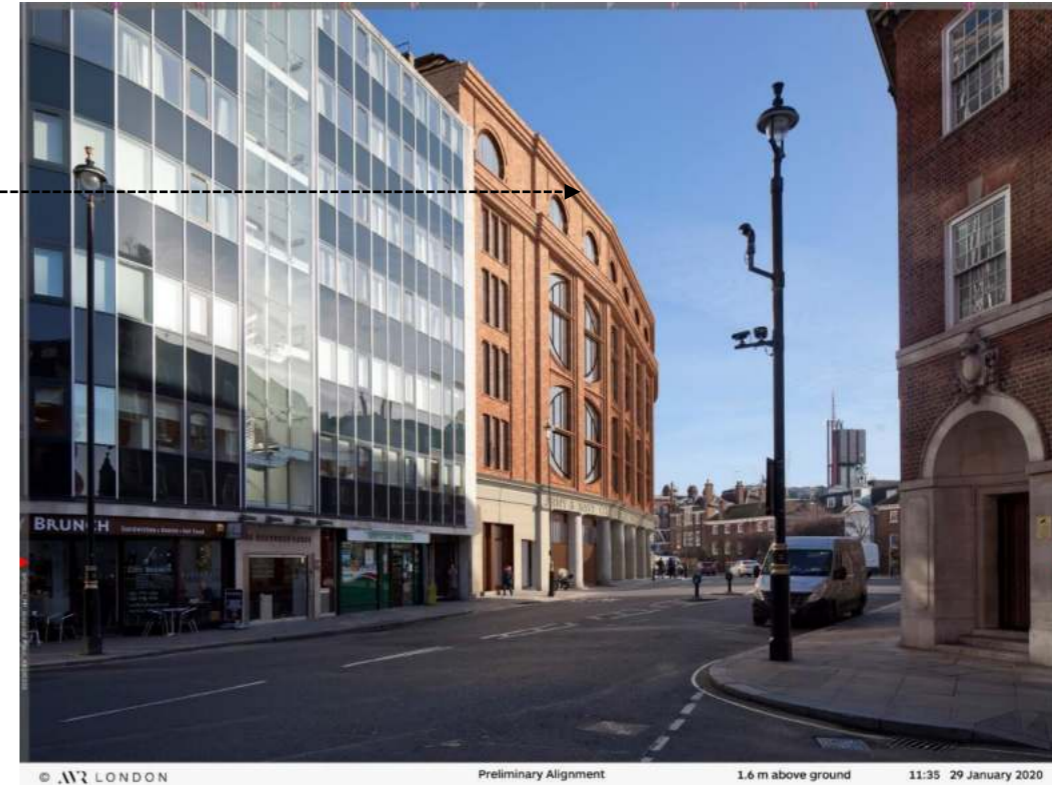


Image (Above) - 4No. Bifold doors & associated balustrade

Image (Left) - Maintained visual and material verticality. Level of concealed handrail to align horizontally with fixed glazing transom as to maintain consistent aesthetic



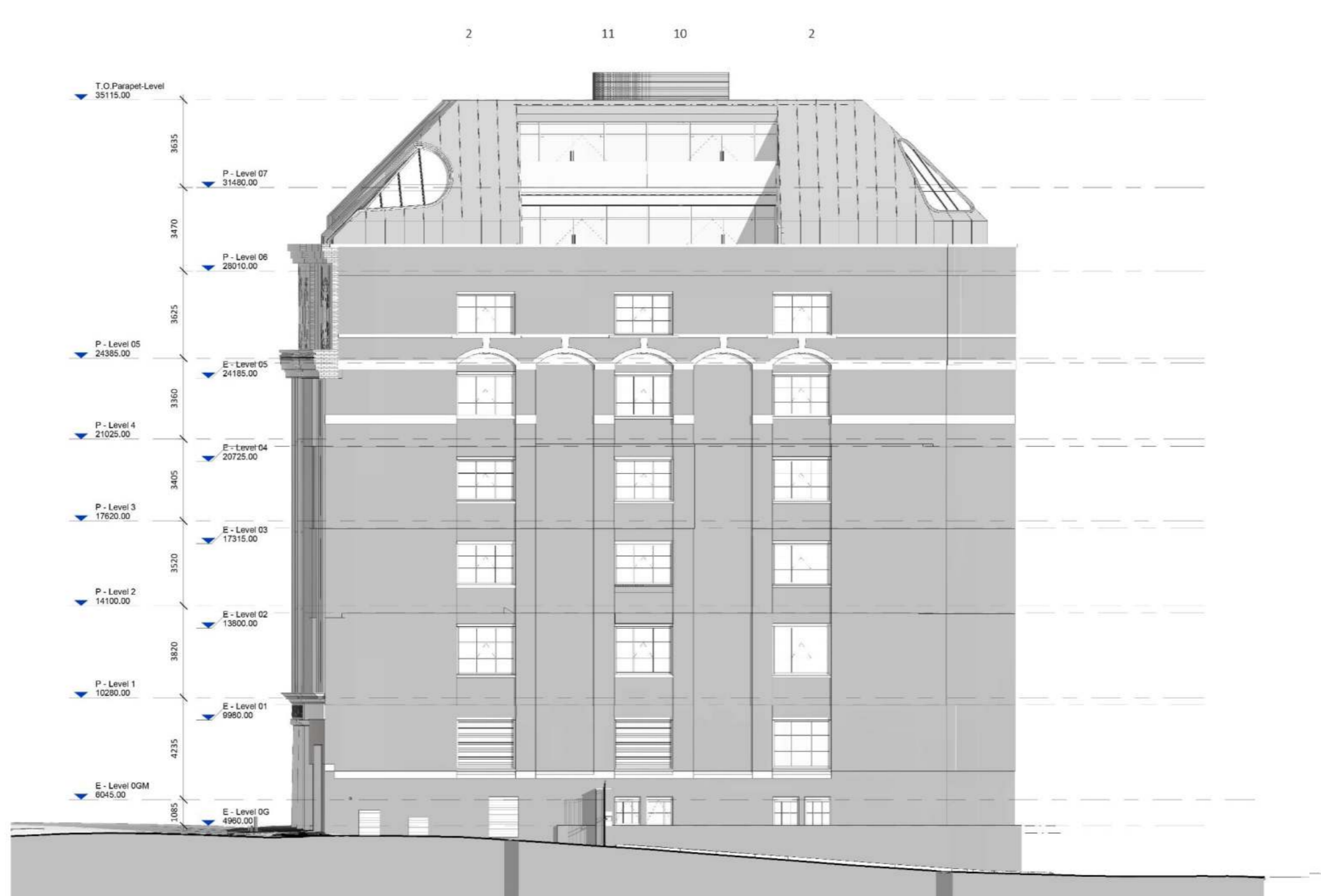
© AR LONDON Preliminary Alignment 1.6 m above ground 11:35 29 January 2020



© AR LONDON Preliminary Alignment 1.6 m above ground 11:58 29 January 2020

External Visualisation

East Elevation - The Consented Scheme



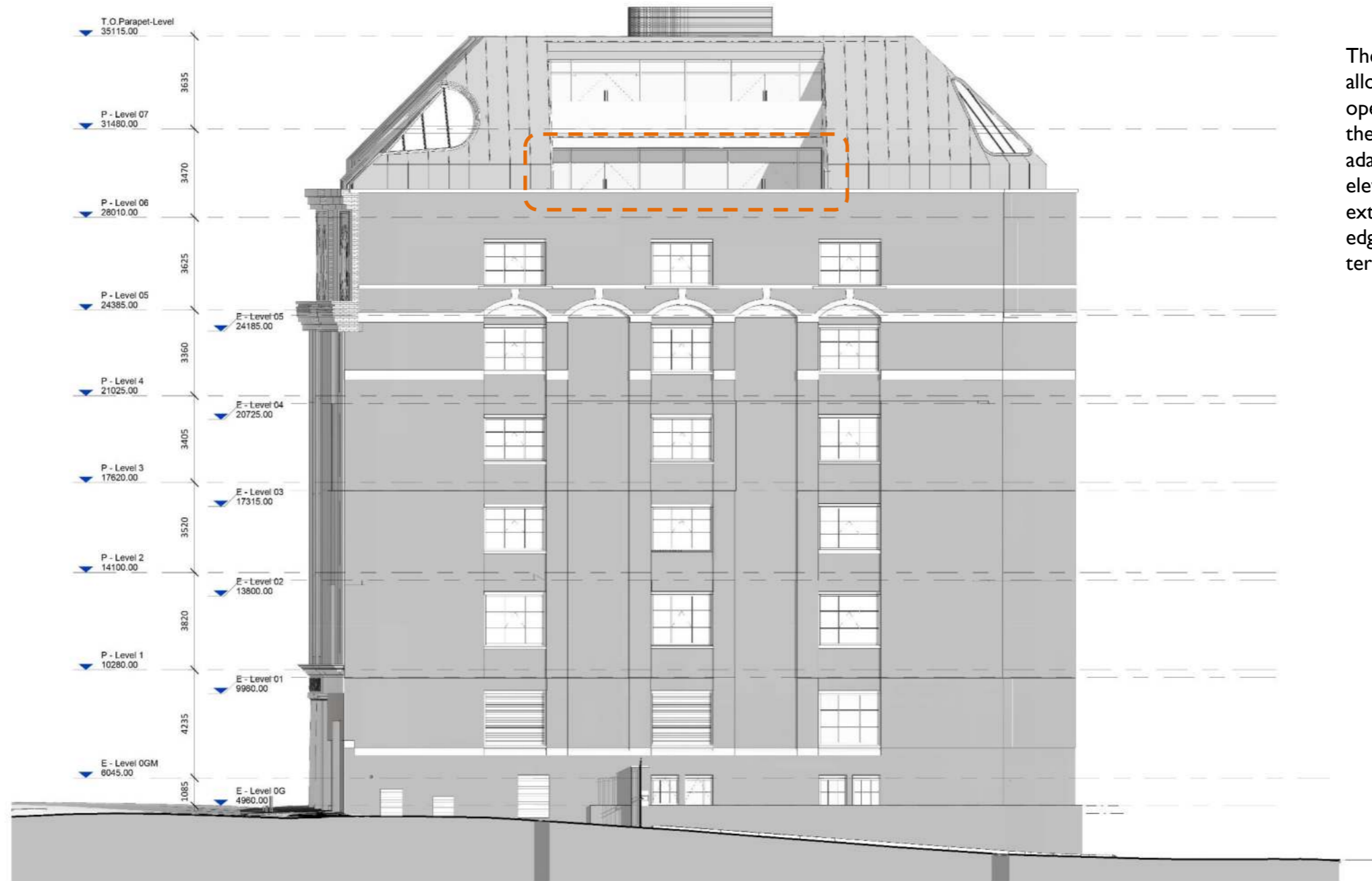
MATERIAL LEGEND

1. PROPOSED NEW BRONZE COLOURED PERFORATED METAL SCREEN ANALOK 543 - WITH GLAZED LINING
2. PROPOSED NEW BRONZE COLOURED SOLID METAL ROOF - ANALOK 543
3. PROPOSED NEW PERFORATED METAL LOUVRE SCREEN - ANALOK 543
4. PROPOSED NEW FACING BRICKWORK WITH DECORATIVE BRICK MOULDINGS
5. REINSTATED NEW LETTERING MOTIF - ANODISED ALUMINIUM ANALOK 543
6. EXISTING FACING BRICKWORK TO BE RETAINED AND REPAIRED WHERE APPLICABLE
7. EXISTING CORNICE MOULDING TO BE RETAINED AND REPAIRED WHERE APPLICABLE
8. PROPOSED NEW GRANITE FRIEZE
9. PROPOSED NEW FACING GRANITE
10. PROPOSED GLAZED ENTRANCE DOORS WITH FRAME & DETAILS - ANALOK 543
11. PROPOSED GLAZED PANELS WITH FRAME & DETAILS - ANALOK 543
12. PROPOSED PERFORATED METAL SCREEN - ANALOK 543
13. PROPOSED REPLACEMENT MULTI PANE STYLE STEEL WINDOWS - ANALOK 543
14. EXISTING COLUMNS TO BE RETAINED AND REPAIRED WHERE APPLICABLE
15. PROPOSED BRONZE COLOURED STALL RISER - ANALOK 543
16. EXISTING EXTERNAL STONE BANDS TO BE APPLIED WITH TONALLY DARKER FINISH TBC

East Elevation

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Westminster – London SW1

East Elevation - The Revised Proposed Consented Scheme

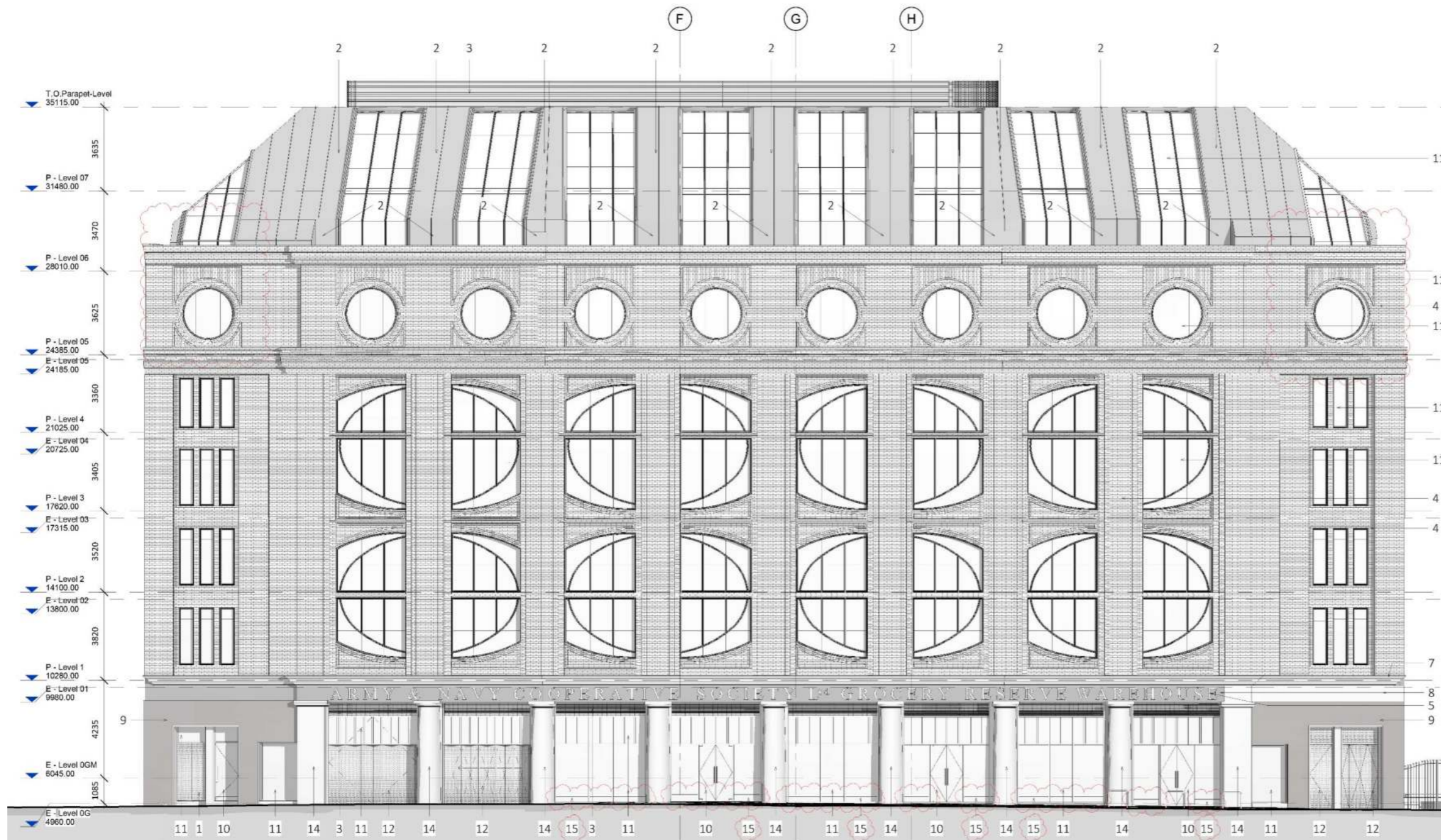


I. Adaption to East facing terrace area

The additional internal area created allows greater use and flexibility of the open plan office space, whilst maintaining the East facing external terrace. The adaption will have minor impact on the elevation, only moving the line of the external glazed envelope in line with the edge of the 7th floor projecting external terrace

East Elevation

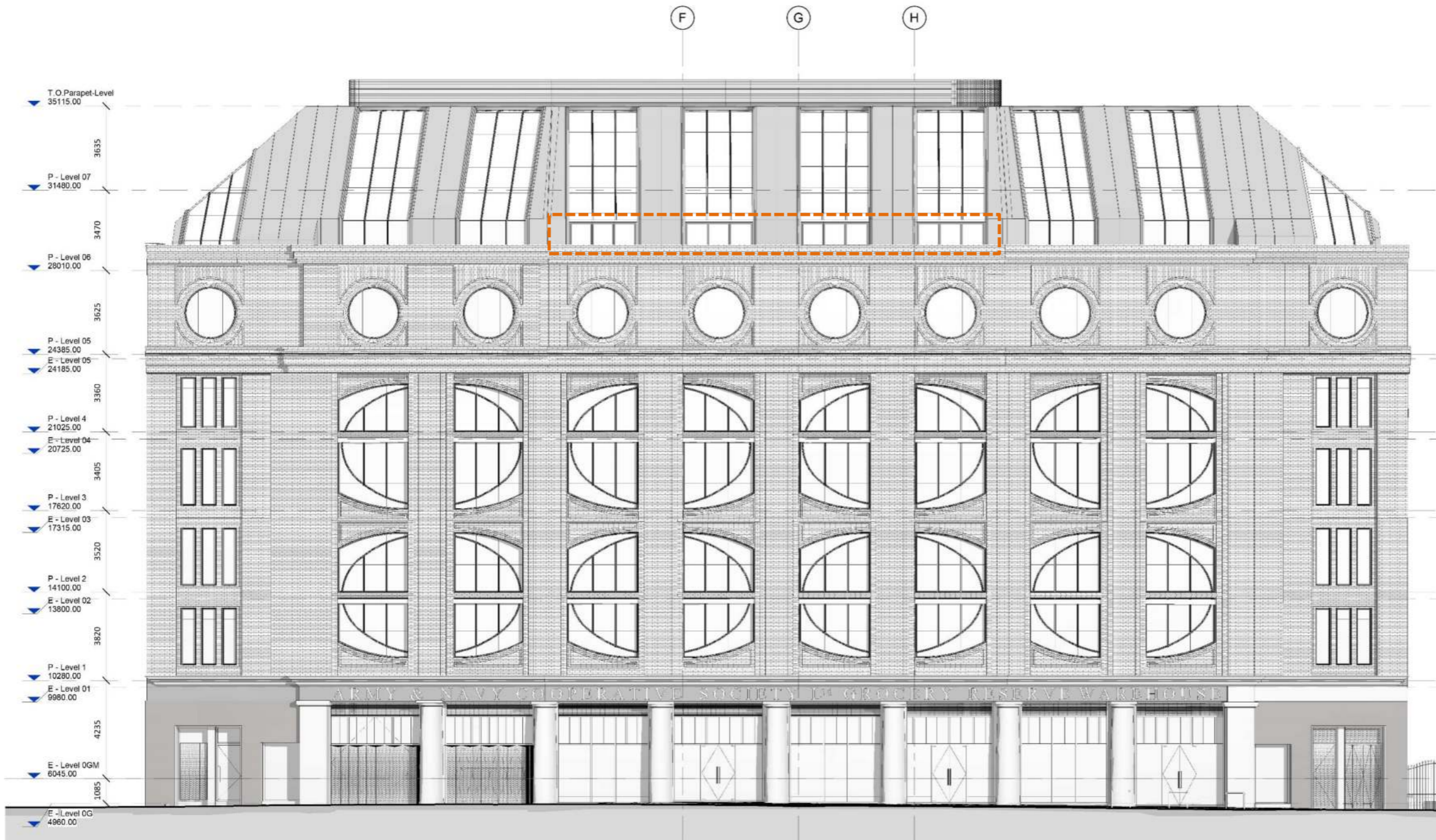
South Façade - The Consented Scheme



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- GENERAL NOTE:**
 DETAILED DESIGN PROGRESSION THROUGHOUT

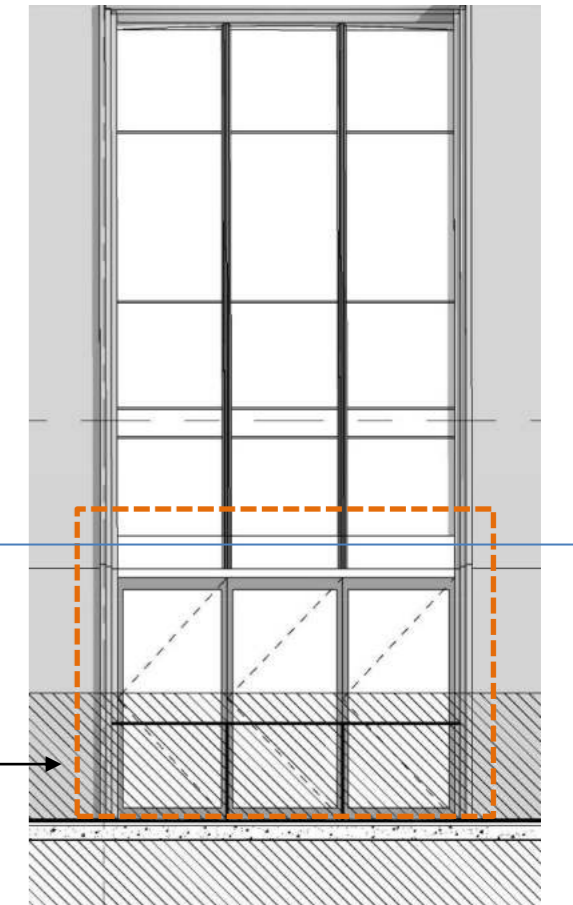
South Elevation

South Façade - The Revised Proposed Consented Scheme



Item 2. Adaption as to include full height opening glazed units (& associated balustrade as to separate from A&M zone)

The proposed 4No. full height openable glazed units would provide passive ventilation and aid well being to users occupying the 6th floor office space. A balustrade is proposed to the external side as to prevent occupiers from accessing the maintenance zone, all be it the balustrade will allow A&M specialists access which will be organised by the building management process

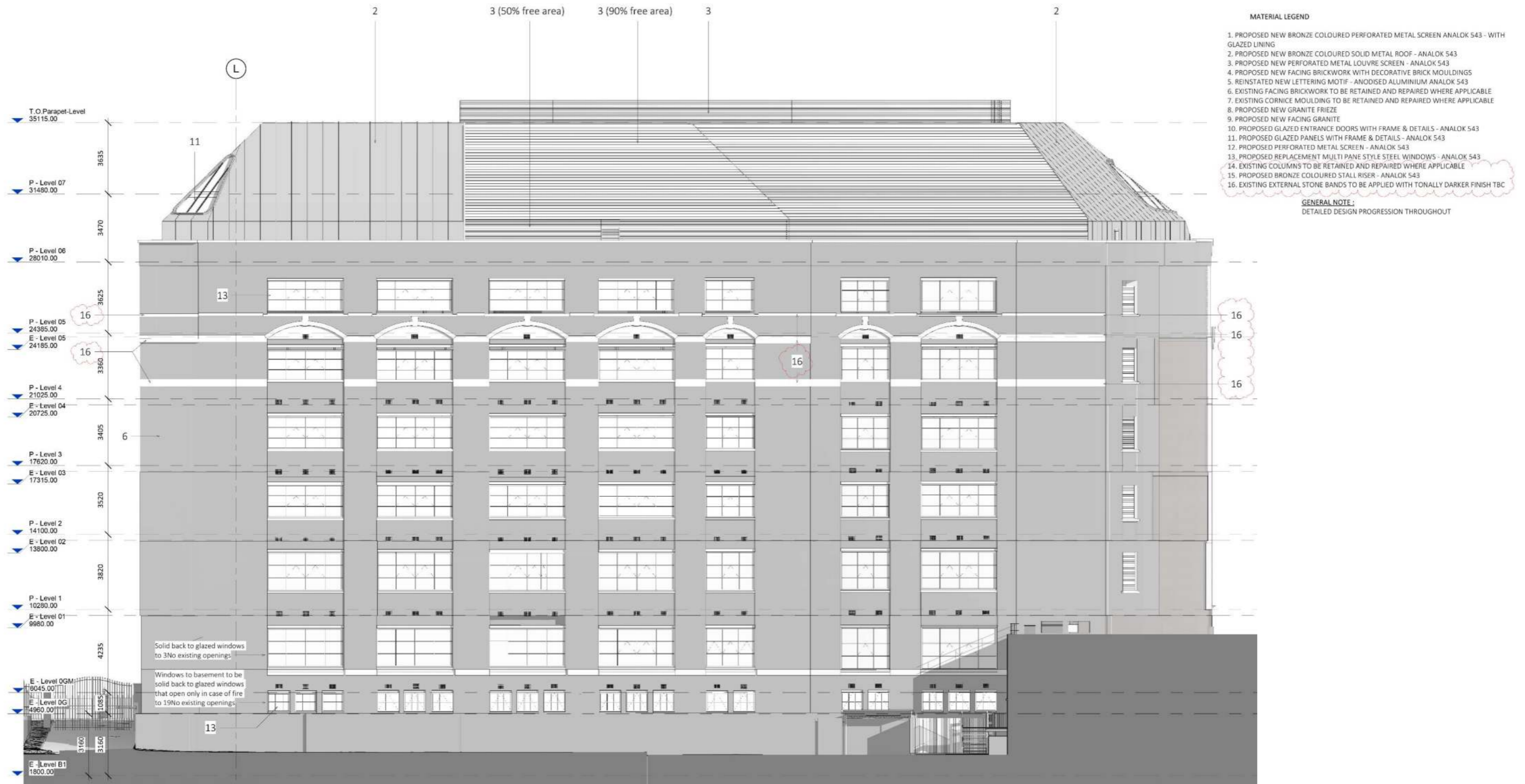


Area of Adaption

South Elevation

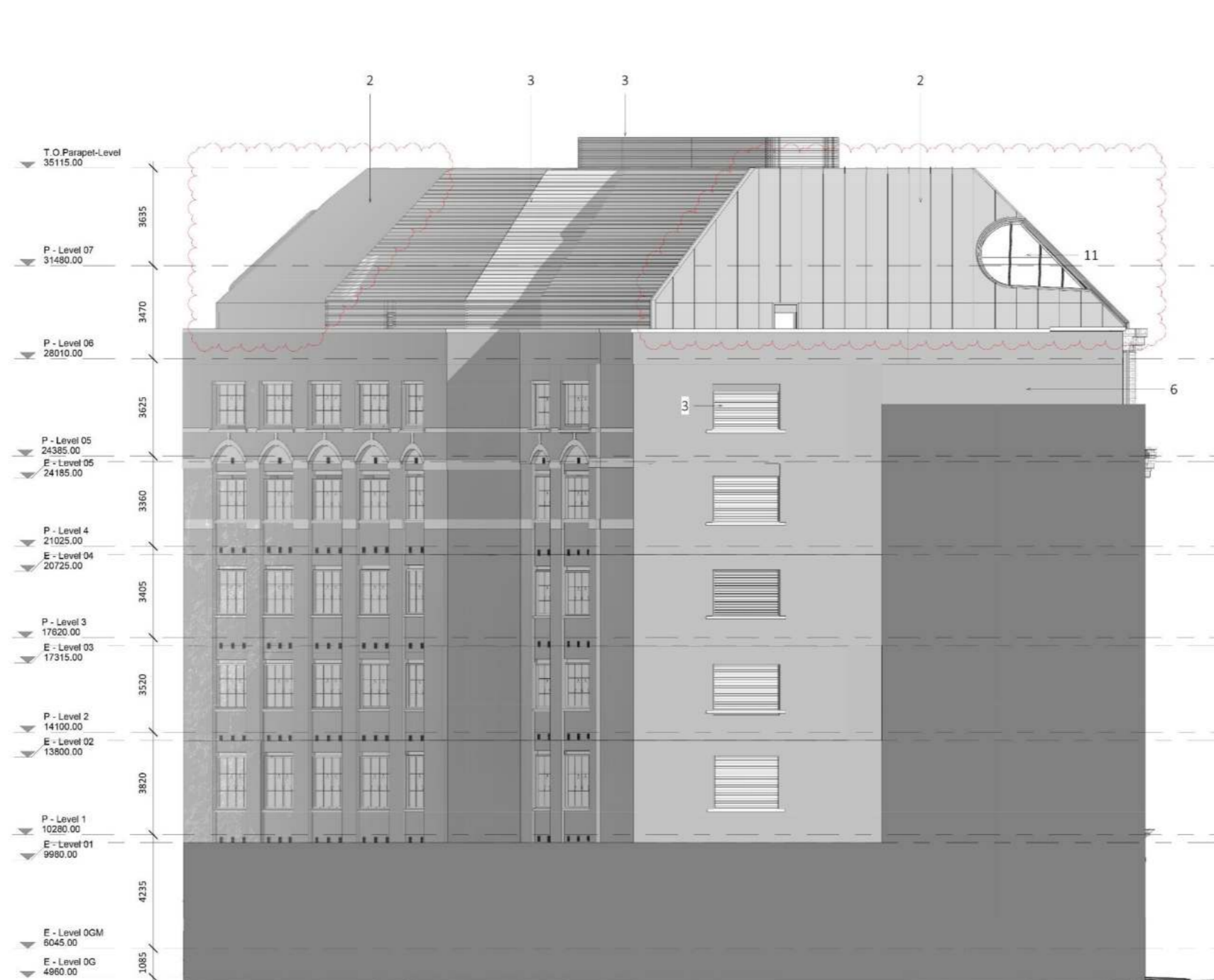
10 GREYCOAT PLACE
Westminster – London SW1

North Façade - The Consented Scheme *no change*



North Elevation

West Façade - The Consented Scheme *no change*

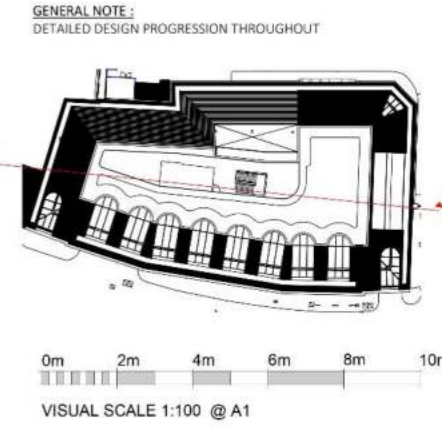


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GENERAL NOTE:
 DETAILED DESIGN PROGRESSION THROUGHOUT

West Elevation

Section AA- The Consented Scheme



18.01.21	PO2	JT	Issue For Planning
11.09.20	PO1	BS	Issue for Planning
DATE	REV	BY	DESCRIPTION

SPPARC

N°10 BAYLEY STREET
BEDFORD SQUARE
LONDON WC1B 3HB
T +44 (0) 20 7734 4100
F +44 (0) 20 7534 9930
W www.spparcstudio.com

Client
Victoria Spaces (UK) Ltd

Job Title
1905 - 10 Greycoat Place

Drawing Title
Planning Proposed Section AA

Section

Section AA- The Revised Proposed Consented Scheme



Section

Contact

SPPARC

No.10 Bayley Street - Bedford Square
London WC1B 3HB

T: +44 (0) 20 7734 4100

W: www.spparcstudio.com