

DESIGN & ACCESS STATEMENT

Remedial repairs with replacement doors & new balustrading at rear of property

On behalf of

Martin Saffa

At

20 Wilton Street London Street SW1 7AX

INTRODUCTION

This statement is a Design and Access statement, submitted as additional information in support of a Listed Building Consent for essential repair and maintenance to make the property water-tight with the replacement of existing rear patio doors with new high-performance aluminum bi-fold doors and new glass balustrading to the existing elevation overlooking the rear garden of the 20 Wilton Road. Wilton Road leads onto Grosvenor Road and is situated within a well-established residential area. The property is situated in a conservation area and is Grade II listed. Document to be read in conjunction with the submitted Heritage Statement.

The applicant has removed the existing glass/wooden patio doors to the rear of the property along with the existing iron balustrade to the parapet wall due to water ingress causing extensive water damage to the ground and lower ground floor caused by poor material failure and poor workmanship. The existing doors had severe timber and cill deterioration. New high-performance doors are to be installed with a new glass balustrade to the parapet wall with improved detailing and workmanship to prevent future water ingress.

DESIGN

Assessment

The planned changes to the existing doors are a result of long-term decay, leading to severe rotting of the timber door threshold and the lower timber stiles of the door units and surrounding frames. It appears that the problem has gone un-noticed for some time until the owners of the property noticed substantial deposits of water in the lower ground floor room directly below the ground floor kitchen and terrace area. Upon investigation, the main contractor discovered that external water had breached the threshold of the external doors and the waterproofing to the balustrades and an extensive amount of water build up had occurred under the kitchen floor tiles eventually penetrating the joints in the concrete slab, leading to large amounts of water cascading through the plasterboard lined ceiling below into the lower ground floor. The water damage caused extensive damage to the ground floor finishes and timber skirting. Whilst at lower ground floor level the, both walls, ceiling, insulation, and joinery elements were damaged by the water.

All the damaged items have been removed and where possible left open to allow sufficient drying of the affected areas. Temporary repairs have been carried out externally to prevent any new water entering the building. A photographic record is attached to the Historic Statement.

In finding a solution to the water ingress issue the property owner and main contractor have determined that the use of modern high-performance materials should be considered due to the nature of the existing construction conditions. We have considered this recommendation and assessed their use against the existing rear façades of 20 Wilton Street and it's neighbouring adjacent properties. Over time, the rear faced designs to the neighboring properties have evolved and, in some cases, giving rise to some very modern design language. The neighbouring property at 21 Wilton Street has installed a modern glazed extension at ground floor level that incorporates sliding folding doors over-looking a glass box window detail at lower ground, this houses a swimming pool that extends under the existing rear garden. The said property has also installed glass balustrading at roof terrace level. Our proposal involves the insertion of an aluminum triple glazed sliding folding door system, installed within existing openings, the panels to the door system will incorporate a unique edge to edge frameless glass system, where the main support framing is hidden from external view. The same glazing system will be used for the single door opening at ground floor level. A 12mm frameless toughened glass guarding screen will be installed within a concealed proprietary fixing channel that compliments the design language of the materials and products used on No. 21. The external glass balustrade will complement the new sliding folding glazed system to the house. The kitchen will be relocated to the lower ground floor area and the unoccupied space on ground floor will become an entertaining room.

Stylistically, the new elements are designed to closely match the modern aspects of neighboring properties whilst maintaining the overall traditional appearance of the surrounding context.

Involvement / History

There is no evidence on the Westminster Planning site that there has been any previous applications associated with the site. We feel that the forced changes due to maintenance issues are well suited to the site and is a positive and appropriate for this terraced property. This will allow the current issues associated with water ingress that is damaging the building fabric to be eradicated and protect the building from future damage.

Evaluation

Location

The surrounding area is high density suburban housing, mostly privately owned, two to three storey (where loft spaces have been converted) with between 2 and 4 bedrooms. The property has a large rear garden accessed from both lower ground and ground level. The garden is largely flat to the rear boundary. The proposed changes do not impact on any of the existing landscaping or grassed areas as the extent of the proposed works is limited to existing openings. The ground floor proposals consisting of the replacement doors and guarding cannot be viewed directly with the existing fenestration to the lower ground floor from adjoining properties. The building owner is reviewing options for replacement and / or development at lower ground floor, this application relates entirely to essential repair and maintenance works.

Use

The proposed use is for a residential property.

Amount

There is no increase to the internal floor area of the property.

Scale and Impact

There is no impact on the neighboring properties by the proposed replacement of doors and guarding.

Access

There are no proposed changes to the vehicular access or pedestrian access.