

**DESIGN AND ACCESS STATEMENT  
& HISTORIC IMPACT ASSESSMENT**

In respect of

**7 – 8 UPPER BELGRAVE STREET, BELGRAVIA, LONDON SW1X 8BD -  
ROOF TANK HOUSING**

Prepared on behalf of

**Ethos Facilities**  
20/22 Grosvenor Gardens Mews North  
Belgravia  
London  
SW1W 0JP

Ref: RARM/NA/122.03  
Date: January 2022



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## **1.0 Assessment of Site & Its Context**

### **1.1 Introduction**

1.1.1 This application for planning permission and Listed Building consent in which this document forms part of is for the erection of new tank housing to the main roof level, to include the opening of the concrete slab currently enclosing the tanks.

1.1.2 The Design and Access Statement & Historic Impact Assessment is prepared in accordance with the guidance as provided by Westminster City Council for Design and Access Statements by Murray Birrell on behalf of Grosvenor.

### **1.2 Setting**

1.2.1 7-8 Upper Belgrave Street is located in Belgravia and is a terrace of similar town houses. The properties were built in the early to mid 19<sup>th</sup> century and were first listed on the 24<sup>th</sup> February 1958.

1.2.2 Access to the front elevation of the property is via a stepped main entrance serving each property from the public highway.

1.2.3 7-8 Upper Belgrave Street is arranged over four floors which consists of individual residential flats and a basement level.

### **1.3 The Belgravia Conservation Area**

1.3.1 Belgravia was first designated as a conservation area in 1968 and extended in 1990 to include the part between Ebury Street and Buckingham Palace Road. It lies within an area bounded by Knightsbridge, Victoria, Pimlico and in the west by the Royal Borough of Kensington and Chelsea

1.3.2 The majority of the properties (approximately 500) in Belgravia are listed Grade II either for their group or individual value. The properties around Belgrave Square are all listed, mostly Grade I. Churches are of particular interest with St. Peter's, Grade II\* and St. Michael's and St. Mary's Grade II. The key features of the area are:

- The highly disciplined and formal layout of the squares and streets.
- There is a high degree of townscape uniformity and a formal layout based on a grid pattern running southeast to northwest of related squares and crescents enclosing central gardens linked by terraced streets.
- The grander areas are characterised by long stuccoed terraces of uniform mass, height and classical architectural treatment with a variety of detailing
- Short entrance streets lead to the main squares and boulevards. These streets consist mainly of brick houses with stuccoed ground floors which retain their original character, scale and unity
- The area is predominantly residential with some shops on the edges. There are also significant numbers of embassies, diplomatic buildings and institutional headquarters, especially around Belgrave Square.

## **2.0 Design, Appearance & Sustainability**

### **2.1 Purpose of Proposal**

2.1.1 The purpose of the proposal is to provide new tank housing to the main roof as the current access at roof level is restricted. The new housing will provide safe access to the tanks for ease of maintenance.

## **2.2 Proposed Relationship to the Existing Building**

- 2.2.1 Being at roof level the proposal will not be visible from the front elevation and street level, the works will not have an impact on heritage features of the building. Similar tank housing has been erected to a neighbouring property.
- 2.2.2 Appendix A shows a series of photographs of the existing property, proposed areas of work and the neighbouring tank housing.

## **2.3 Neighbourly Issues**

- 2.3.1 There will be no alterations to the access of the building and there will no impact to neighbouring buildings or their access.

## **2.4 Consideration of Appearance and Alterations**

- 2.4.1 The proposed alterations and works will respect the 'listed' nature of the building and surrounding area. All materials and methods of construction proposed are sensitive to the nature of the property and surrounding area.
- 2.4.2 The external finish of the roof tank housing will match the neighbouring property and will be a similar size.
- 2.4.3 The roof tank housing will only be visible from the rear elevation.

## **2.5 Accessibility**

- 2.5.1 Access to the building will remain as existing for the duration of the works.
- 2.5.2 The proposals will not alter the existing use of the building.

## **2.6 Impact on Public Routes**

- 2.6.1 There will be no impact on Public Routes.

## **2.7 Landscaping**

- 2.7.1 No landscaping is proposed as part of these works.

## **2.8 Materials**

- 2.8.1 We have specified all materials used to be in keeping and sympathetic to the existing fabric of the building and the surrounding properties.
- 2.8.2 The tank housing will be constructed of Metsec steel structure finished in a painted render to match the colour of the existing render used on the property. It will be a similar roof tank housing to the neighbouring property.

## **2.9 Impact on Street Scene**

- 2.9.1 The proposals will not impact the existing street scene.

## **2.10 Sustainability of Proposal**

- 2.10.1 The alterations will benefit the property long term as the tank housing will ensure the tanks are easily accessible when they require future maintenance.

## **2.11 Storage of Waste and Recyclable Materials**

- 2.11.1 The proposal does not affect the existing facilities in respect of storage of waste and recyclable materials.

## **3.0 Heritage Statement**

- 3.1.1 Included in Appendix B is a copy of the English Heritage Listing in respect of the 'Listed Building' status. Our proposal will not impact or damage any of the details listed by the description.
- 3.1.2 In designing and specifying the elements contained within the proposal, the building's historic character, internal elements and decorative fabric have been considered as fundamentally important to ensure no detrimental impact is made on the existing building.
- 3.1.3 Having assessed the elements which contribute to the special character and importance of the building as a historical asset, it is believed that the proposals will not be detrimental to the significance of the property.
- 3.1.4 By covering the tank in a painted render, the proposed works and alterations will be in keeping with the listed nature of the building and surrounding area.
- 3.1.5 In assessing the requirements of the National Planning Policy Framework, it is considered that the proposals do not conflict with the requirements and have indeed been designed with careful consideration of the significance of the heritage asset

## **4.0 Summary and Conclusions**

- 4.1 The proposal has carefully considered the historical significance and character of 7 – 8 Upper Belgrave Street. The works are to the main roof and will avoid any historical features. The choice of proposed materials are sympathetic to the existing building and the proposed painted render finish will match the existing finish of the building.
- 4.2 The installation has been designed to not have any detrimental impact on the external appearance of the property and its fabric.
- 4.3 All components forming the proposal have been designed to be sympathetic to the existing construction of the building.
- 4.4 As a historical asset, the asset listing has been carefully considered in designing the proposal to ensure the buildings' significance are not affected, the requirements of the NPPF have been kept integral to the proposal.

## Appendix A – Schedule of Photographs

Photo 1 – Roof of 7-8 Upper Belgrave Street



Photo 2 – Existing water tanks at 7-8 Upper Belgrave Street



Photo 3 – Existing water tanks at 7-8 Upper Belgrave Street





Photo 4 – Existing water tanks at 7-8 Upper Belgrave Street



Photo 5 – Proposed Location for the Tank Housing at 7-8 Upper Belgrave Street

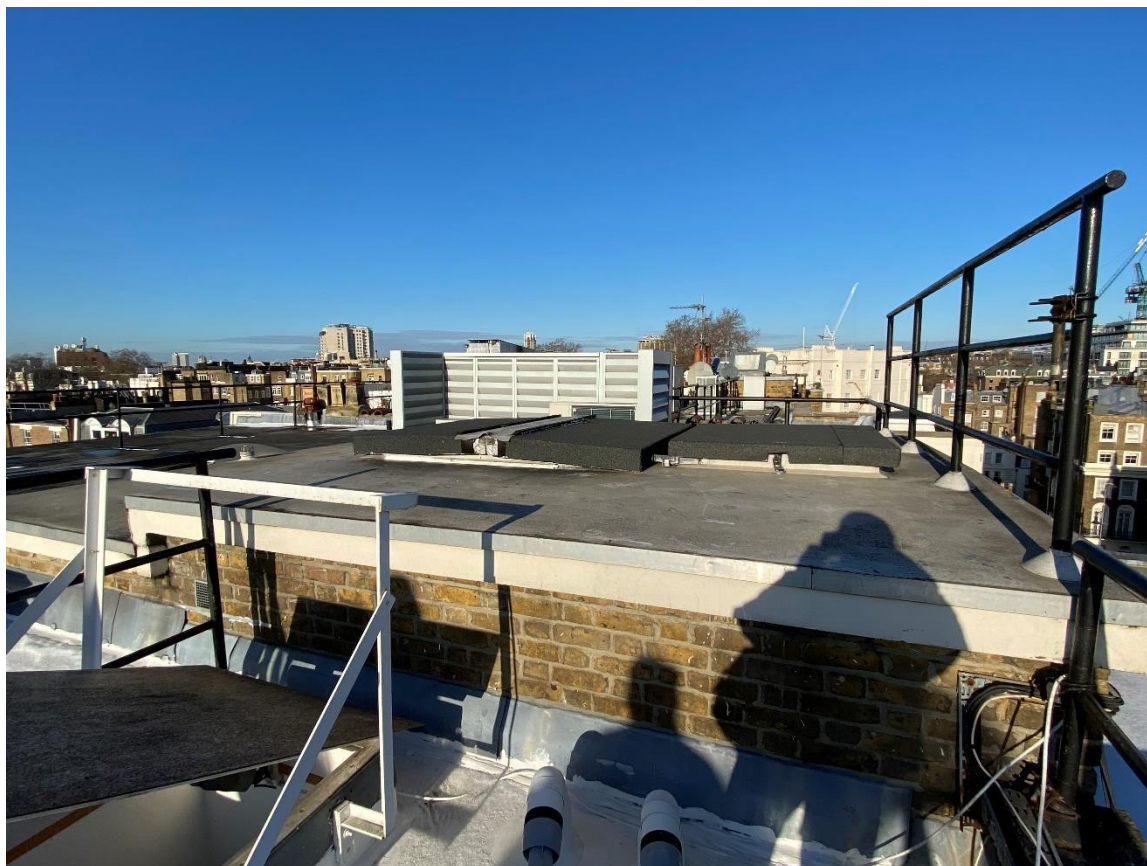


Photo 6 – Proposed Location for the Tank Housing at 7-8 Upper Belgrave Street



Photo 7 – Proposed Location for the Tank Housing at 7-8 Upper Belgrave Street



Photo 8 – Proposed Location for the Tank Housing at 7-8 Upper Belgrave Street



Photo 9 – Proposed Location for the Tank Housing at 7-8 Upper Belgrave Street



## Appendix B

### OVERVIEW

Heritage Category: Listed Building

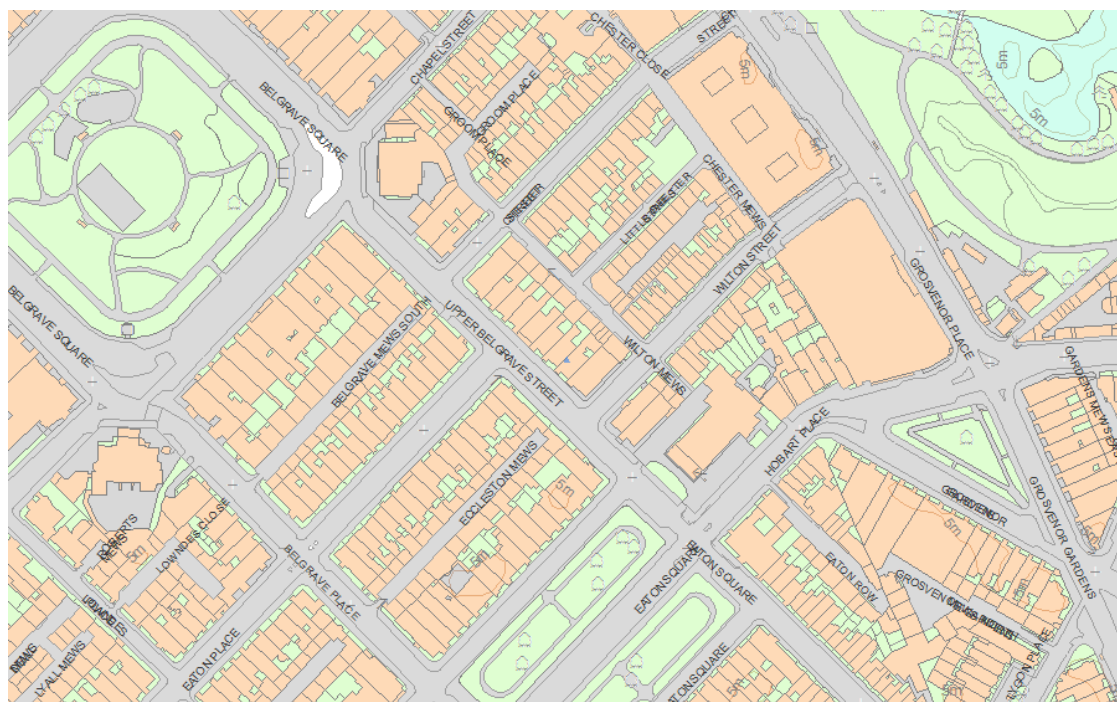
Grade: II\*

List Entry Number: 1275140

Date first listed: 24-Feb-1958

Statutory Address: 3-11, UPPER BELGRAVE STREET SW1

### MAP



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### LOCATION

Statutory Address: 3-11, UPPER BELGRAVE STREET SW1

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: City of Westminster (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28498 79325

### DETAILS

TQ 2879 SW CITY OF WESTMINSTER UPPER BELGRAVE STREET, SW1 97/35 98/4 (north side) 24.2.58 Nos 3 to 11 (consec) GV II\* Grand terrace of houses. Early to mid C19. Stucco. Low slate mansards. 3 storeys, attic mansard, attic and basement. Graeco-Roman style. Each house 3 windows wide, except end houses, of 2 wide bays each. Centre 3 houses and end houses with giant Corinthian order rising through first and second storeys. Centre house and

end bays of end houses set forward slightly; Projecting Ionic porches; centre house with Ionic colonnade across whole width of ground floor. Various panelled doors. Square headed sashed windows; French casements to first floor. Some glazing bars. Dentil cornice above second floor, subsidiary cornice to attic. Spearhead area railings. Pilastered returns. Key position, closing vista from south-west along Eaton Place.

### **LISTING**

NGR: TQ2849879325

### **LEGACY**

The contents of this record have been generated from a legacy data system.

Legacy System number: 207300

Legacy System: LBS

### **LEGAL**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing