

8 Belgrave Place, London, SW1X 8AJ

Design & Access Statement - April



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Introduction

This document has been prepared by Timothy Tasker Architects on behalf of Mr Peter Harrison to form part of the planning application for the alteration and the extension of the property.

This document supports the planning application for the following works:

- Excavation of a single storey basement incorporating rear light well
- Erection of dormer windows to side and rear elevation roofs
- Lowering of existing rear side windows to create Juliet balconies to match
- Lowering of existing lower ground floor window to accommodate relocated rear entrance door
- Replacement of existing windows with double glazed timber windows to match
- Re-decoration of all painted stucco render elements, iron work and railings and rainwater pipes
- Replacement of existing garage door with new painted timber doors with obscured glazed panels
- Installation of AC unit and acoustic enclosure to existing roof

This report should be read in conjunction with the following enclosed reports:

- Construction Method Statement / Basement Impact Assessment
- Arboricultural Impact Assessment / Tree Protection Plan

Our aim has been to develop sensitive alterations and extensions which will not diminish the special architectural quality of the building. The proposed extension and restoration works will amount to a substantial overall improvement to this noteworthy building; the historic and architectural significance will remain preserved.

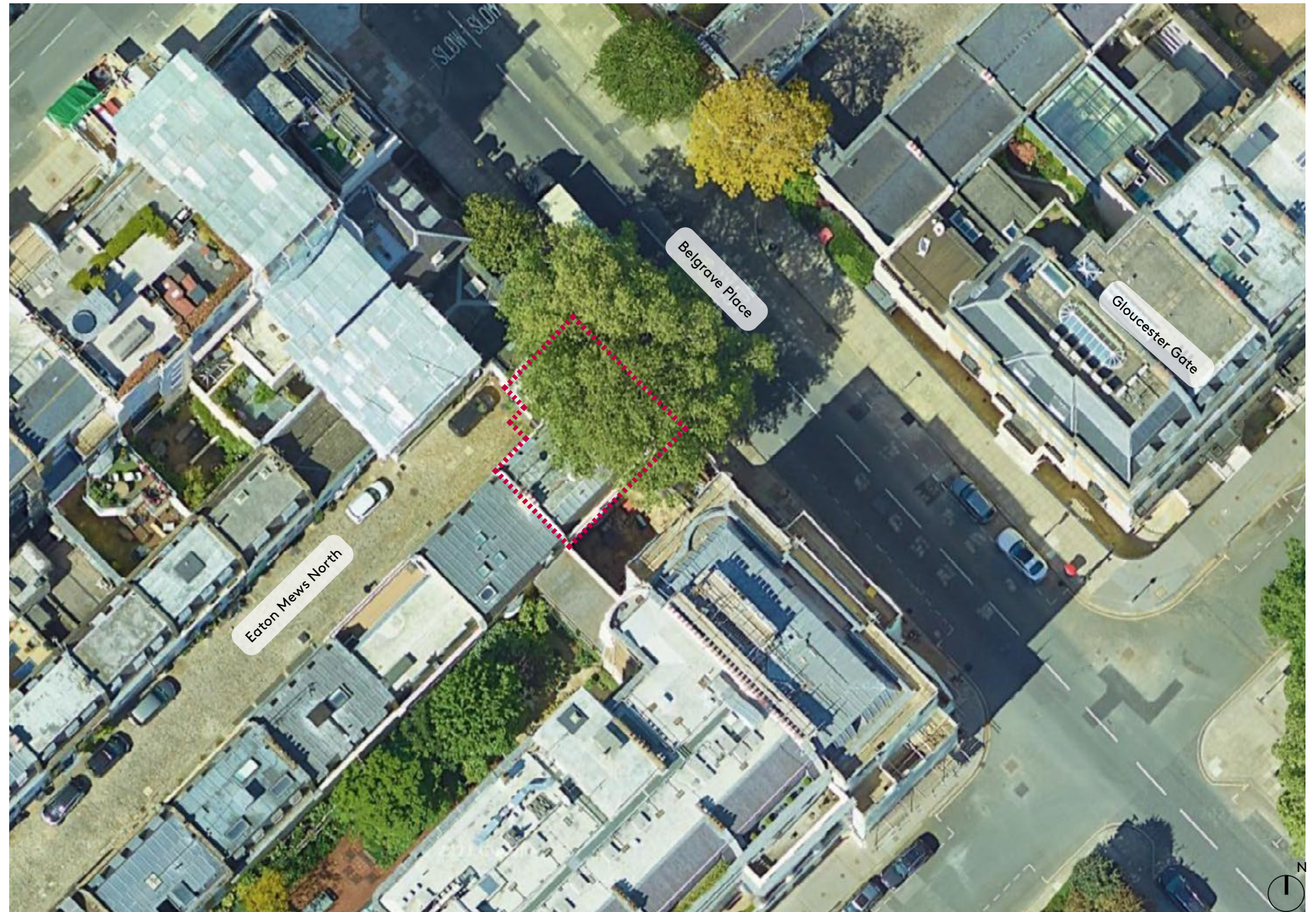
1. The Site

1.1 The Building and Character of the Area

No. 8 Belgrave Place is a two storey unlisted building. It is located at the end of the mews and has elevations to both Belgrave Place and Eaton Mews North. The house is located in the Belgravia Conservation Area. It is owned by a family wishing to modify the house for their own use. At present the property is in a poor condition and in need of refurbishment.

The conservation area was designated in 1968. The draft Belgravia Conservation Area Audit sets out that 'The distinctive character of the conservation area derives from the combination of opulent cream stucco terraces, spacious streets and the verdant garden squares on which these are set. Few public buildings or landmarks were included in the original layout and this, coupled with the consistent use of materials and repetition of classical architectural detailing, contributes to a high degree of townscape uniformity and coherence.'

The audit goes on to say that 'Set behind the main squares and terraces, the mews are more intimate, hidden spaces, characterised by small scale, modest buildings.' In relation to mews development, which is of course relevant in this case, the audit sets out that '..the mews form a hidden network of streets behind the grand terraces. They have an intimate character with tightly enclosed spaces and modest proportions, generally entered via a classically detailed archway. This allowed the integrity of the terraces on the grander streets to be retained whilst screening the mews buildings from view.'



Aerial image of 8 Belgrave Place, London, SW1X 8AJ

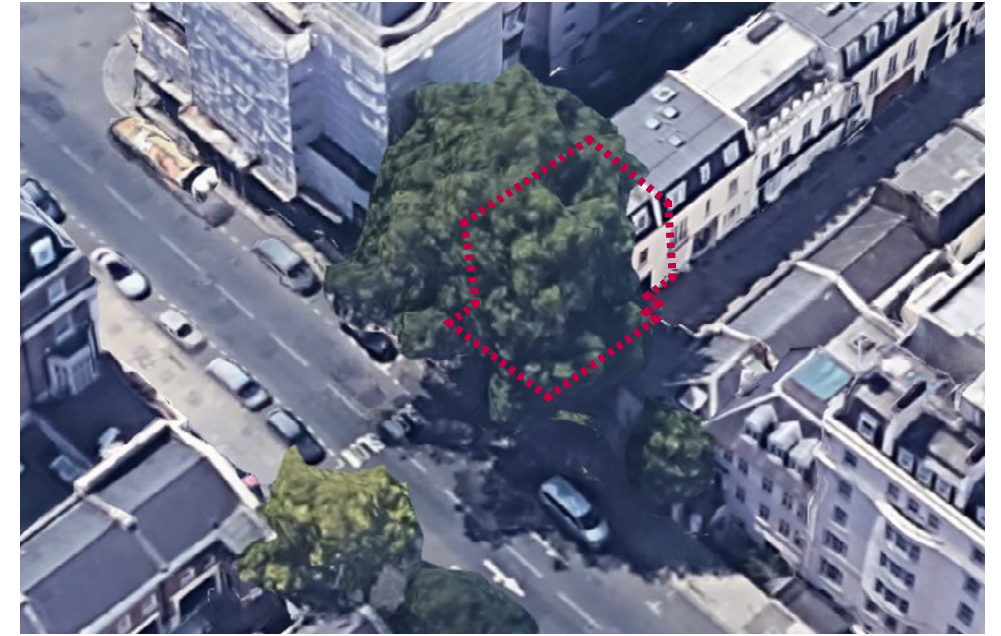
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1.2 History

In 1985, a new house was built on the site of the garages at no. 24 Eaton Mews North. This became known as no. 8 Belgrave Place. It was said to be indistinguishable from its original 19th century neighbours (although no. 25 did of course date from the mid-1920s).

The developers Seagrove Property 'kept closely to the original Regency style of Belgravia established about 1820 by Thomas Cubbitt'. The architect was Raymond Andrews, and the house was said to have been built on the site of a 'derelict house and garage at the corner of Eaton Mews North'.



Aerial image of 8 Belgrave Place, London, SW1X 8AJ



Aerial image of 8 Belgrave Place, London, SW1X 8AJ



Aerial image of 8 Belgrave Place, London, SW1X 8AJ

2. Schedule of Work

- Existing roof refurbished to match*
- Existing window removed and replaced with double glazed heritage style painted timber window to match*
- Redecoration of existing stucco render throughout to match*
- Rub down and re paint existing external door including restoration of all existing hardware. Colour to match existing*
- Existing doors removed and replaced with double glazed heritage style painted timber doors to match*
- Existing railings repainted*



Street Elevation View From Belgrave Place

- Proposed dormer window with obscured and fixed glass below 1.7m to side elevation with painted timber windows and cornices and min code 6 lead cheeks and roofing to match*
- Existing roof refurbished to match*
- Redecoration of existing stucco render throughout to match*



Street Elevation Looking From Belgrave Place Looking North

Existing roof refurbished to match

Existing windows removed and replaced with double glazed heritage style painted timber windows to match

Redecoration of existing stucco render throughout to match

Existing window lowered to form new Juliet balcony to match existing north west facing Juliet



Rear View From Eaton Mews North Looking South

Existing doors removed and replaced with double glazed heritage style painted timber doors to match

Existing railings repainted to match

Redecoration of existing stucco render throughout to match

Existing window lowered to form Juliet balcony to match existing north west facing window

Existing window removed and lowered to accommodate relocated entrance door

Existing door removed and replaced with traditional sash window to match. New walling below in painted rendered blockwork to match

Existing window lowered to form Juliet balcony to match existing north west facing Juliet balcony with heritage style painted timber glazed doors and painted ironwork

Proposed lightwell extent to match extension extent to No. 25 Eaton Mews North



Rear View From Eaton Mews North Looking South

Existing roof refurbished to match
Proposed dormer window extent to rear elevation to match

Existing doors removed and replaced with double glazed heritage style painted timber doors to match

Existing railings repainted to match

Redecoration of existing stucco render throughout to match

Existing window removed and lowered to accommodate relocated entrance door



Rear View From Eaton Mews Looking South

Existing metal garage doors replaced with timber doors with obscured glass panels.

Existing window lowered to form juliet balcony to match existing north west facing juliet balcony with heritage style painted timber glazed doors and painted ironwork



Rear View From Eaton Mews Looking South West

3. Design

Our design brief is to create a series of uplifting spaces and to make the property suitable for modern family occupation. In formulating our proposals, we have been mindful of similar extensions to neighbouring properties which have been recently granted permission.

3.1 Use

The existing use of the property is residential, the proposed use will remain residential, as a single dwelling.

3.2 Layout

The proposed layout optimises the opportunities which exist at the site. The proposal allows for better use of the house and the scheme takes into consideration the need of a modern family, whilst preserving the character of the house and the streetscape.

3.3 Scale

The proposed scale of the works are in keeping with the existing building and basement extensions that exist in the vicinity.

The proposed basement GIA will be contained within the footprint of the existing dwelling. The proposed modest light well to the rear mews will mirror the rear extension extent to 25 Eaton Mews North. The proposed basement finish floor level will be 3.80m below the lower ground floor level. The new rear light well will measure 4.4 sqm GEA and be enclosed with painted metal railing on two sides.

The new basement floorspace will be used for purposes ancillary to the main house, with the main habitable rooms located on other floors of the property and all benefiting from good outlook and daylight. Only the rear light well will be visible from the mews which will have no detrimental impact upon the amenity of adjoining properties.

The existing windows to the mews side elevation at the upper ground floor level are extended to form Juliet balcony windows to match the existing North West facing Juliet balcony of the host property and the recently consented rear elevation

proposals to No. 38 Eaton Place where the existing three sash windows were lowered to form Juliet balconies.

All proposed dormer windows will replicate the scale and detailing of the existing. The proposed rear dormer window to the mews is centered on the rear elevation and the window below, the proposed dormers to the side elevation have been set out at equal distances behind the parapet wall. The modest scale of the proposed dormer windows and their sensitive configurations creates a balanced proposal in keeping with the existing building and nearby extensions.

Although the proposed development results in a large basement extension to the existing property it will not have an unacceptable impact on the amenity of neighbouring occupiers or be unduly incongruous.

3.4 Landscape

No landscaping is proposed.

3.5 Appearance

A high quality refurbishment and extension is proposed, all materials to be used in the construction of the extension will match as closely as possible the existing building.

The existing sash windows and glazed Juliet balcony doors will be removed and replaced throughout with double glazed painted timber heritage style windows and doors to match. The existing rear entrance door and fanlight will be relocated to the adjacent lowered window opening to accommodate the new light well.

Painted rendered blockwork is proposed to the rear light well with heritage style glazed critical doors allowing light into the new spaces below.

A new acoustic enclosure for AC unit is proposed on existing roof in front of the existing chimney stack with lead covered roof and metal louvres painted grey.

In addition to the replacement of all windows and doors routine and cosmetic external maintenance works are proposed throughout including the re-decoration of

all painted stucco render including external window surrounds, columns and cornices in a finish and colour to match the existing. The re-decoration to the street railings and balcony ironwork will also be undertaken in a finish and colour to match the existing. The existing painted timber front entrance door and fanlight will be rubbed down and redecorated to match. The existing metal garage doors will be replaced with timber doors with obscured glass panels.

Where alteration/repairs are to be made to the existing stone/brickwork matching material and traditional techniques will be used. This proposal we believe will be to the highest standards of design, energy efficiency and sustainability and be compatible within the immediate context.

3.6 Amount

The Gross Internal Areas (GIA) will increase as below:

Existing Lower Ground Floor GIA = 87.98 sqm

Existing Upper Ground Floor GIA = 89.43 sqm

Existing First Floor GIA = 75.22 sqm

TOTAL EXISTING GIA = 252.63 sqm

Proposed Basement Floor GIA = 85.55 sqm

Proposed Lower Ground Floor GIA = 87.98 sqm

Proposed Upper Ground Floor GIA = 89.43 sqm

Proposed First Floor GIA = 73.46 sqm

TOTAL PROPOSED GIA = 336.42sqm

Please note the existing and proposed first floor GIA's are different due to the addition of internal insulation.

The Gross External Area (GEA) of the front garden will remain unchanged at 34.0 sqm.

The proposed Light well GEA will provide 4.4 sqm of external area.

4. Access

Access for pedestrians and vehicles along Belgrave Place is unaffected by these proposals. Pedestrian and vehicular access to Eaton Mews North will be retained. Transport links in the area are good.

The property has a modest front garden and new lightwell space and is in close proximity to local open spaces of Hyde Park, Green Park and St James's Park.

5. Summary

It is believed that this document addresses the mandatory requirements for a Design and Access Statement. The proposals have been carefully developed and designed to be relative to the location and site. It is believed the proposed extension with the neighbouring properties will work in harmony with each other and the development will only serve to enhance the location. It has been shown that the proposals satisfy the design principles within the Borough and are therefore not harmful to the building or surrounding landscape. We have demonstrated here that the proposals will have no adverse affect on the visual amenity of the area, and the design is sympathetic, not only to the existing site, but to the wider landscape setting. The proper use of proportion and materials makes a positive contribution to the character and appearance of the area. As a result of this the development is justified and in this respect we are confident of the authority's support for these proposals.

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