



16 Wilton Street
Proposal for Partial Refurbishment

Design & Access Statement rev P02

6th May 2022

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1.0 Purpose of Document

- 1.1 This Design & Access Statement has been written to accompany the submission for planning pre-application advice for the partial refurbishment and extension of 16 Wilton Street, London SW1X 7AX.
- 1.2 It describes the design proposals and how these have considered the historical significance of the building and its setting. It has been informed by the advice of the heritage consultant, Dr Nicholas Doggett of Asset Heritage Consulting, who has prepared the accompanying Heritage Statement.
- 1.3 It is prepared on behalf of the owner, Mrs F Lanza, by Palmer Lunn Architects.

2.0 Overview of The Proposal

- 2.1 The proposal is for the partial refurbishment of 16 Wilton Street, London SW1, which is an end of terrace property located to the south-east of Belgrave Square within the Belgravia Conservation Area.
- 2.2 The property is a five storey townhouse, dating from the early 19th Century. It forms part of a terrace of similar townhouses occupying the southern side of Wilton Street, no.s 16-23, which are listed at Group Value Grade II.
- 2.3 The accommodation comprises four upper storeys and a storey at lower ground floor level. A lightwell serves the lower ground floor on the north (Wilton street) and west (Wilton Mews) frontages. To the rear is a sunken courtyard which gives access to the lower ground floor and is bounded on its southern side by St. Peter's Church complex, listed at Grade II*.
- 2.4 The Historic England list entry describes the exterior architectural features of the terrace of houses that make up the group. This includes a limited description of the exterior features that distinguish the end houses in terms of scale and character:

...Nos 16 to 23 GV II Terrace of houses. Early C19, altered. Yellow brick, stucco to ground floor. Centre pair and end houses set forward slightly; 4 storeys and basement (Nos 19 and 21 with extra storey; No 22 with mansard). Each house 2 windows wide, except Nos 16 and 23 (3 windows wide), mainly square headed entrances (Nos 17, 18, 21 and 22 roundheaded; decorative fanlights to Nos 17 and 18). Round headed ground floor windows to end houses; other windows all square headed, sashes, some glazing bars, French casements to first floor, and cast iron glazing bars. Stucco cornice above third floor. End houses with pedimental crests to parapets. Spearhead area railings.

There is no list entry description of the interior of the property.

- 2.5 The house, which has a variety of social and private spaces, serves as the primary residence for the owner's family. At the lower ground floor there is accommodation for the maid along with ancillary social and private family space. All floors are served by a single main staircase and there is a secondary means of escape staircase from the lower ground floor to street level at the front. At first floor, a large external terrace to the rear of the property provides amenity space, directly accessible from the Salon.
- 2.6 The house has been subject to a number of alterations. These include a two storey rear extension and a comprehensive refurbishment in the 1980's which saw large parts of the lower ground floor extensively remodelled. This floor is the focus of the proposal and there is little of the original fabric that remains, the existing services are near the end of their design life and some of the finishes are in need of replacement.
- 2.7 The proposal seeks to maintain & enhance the character and qualities of the listed building and its setting by re-instating original features and materials where possible.
- 2.8 Care has been taken to respect the scale and hierarchy of the rooms and original features will remain undisturbed.
- 2.9 There are no trees within close proximity of the site which will be affected by the proposed works.

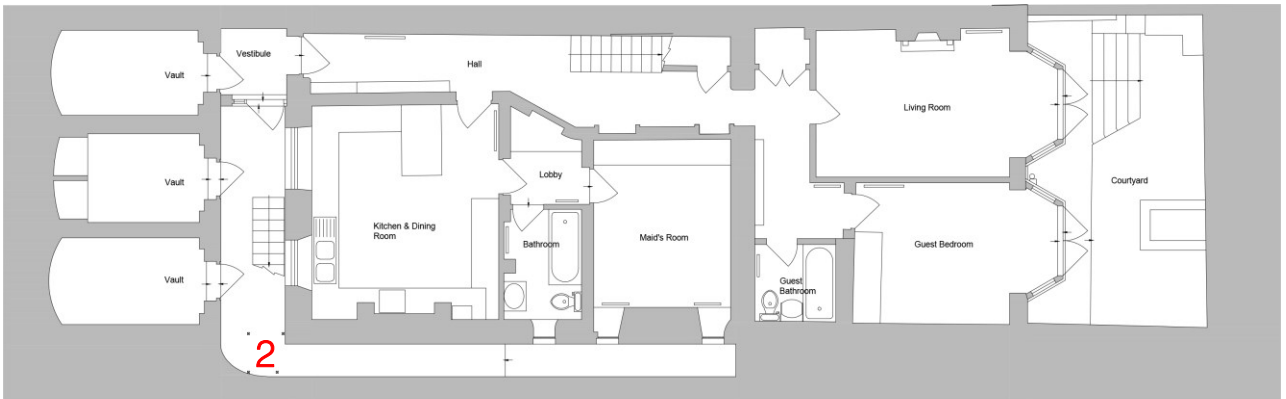
3.0 Photographs of the Existing House



1 View of house from Wilton Street



2 View of lightwell fronting Wilton Street showing modern entrance porch



KEY PLAN- lower ground floor level

1



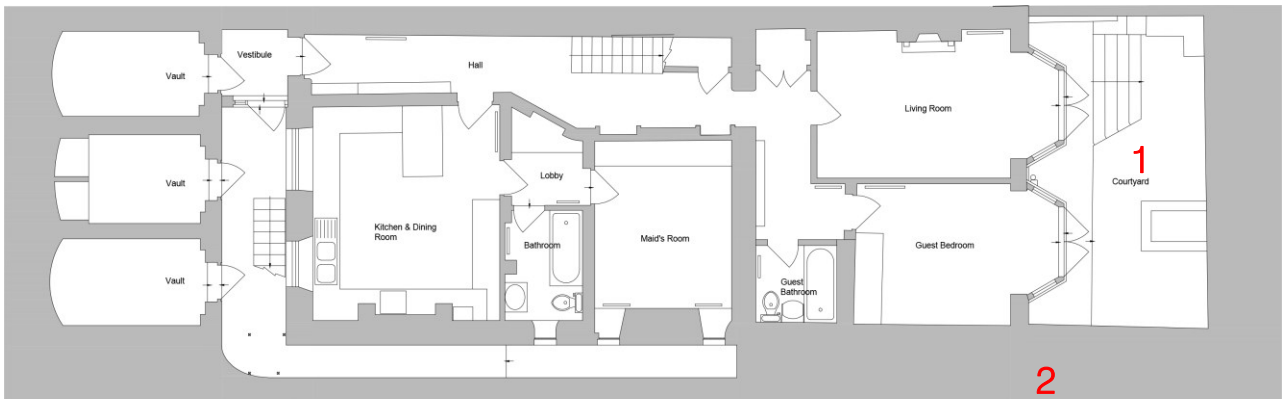
3.0 Photographs of the Existing House



1 View of Courtyard to rear, showing modern bay windows and associated lead roof



2 View from Wilton Mews of side wall onto lower Courtyard, with St. Peter's Church and vestry beyond



KEY PLAN- lower ground floor level



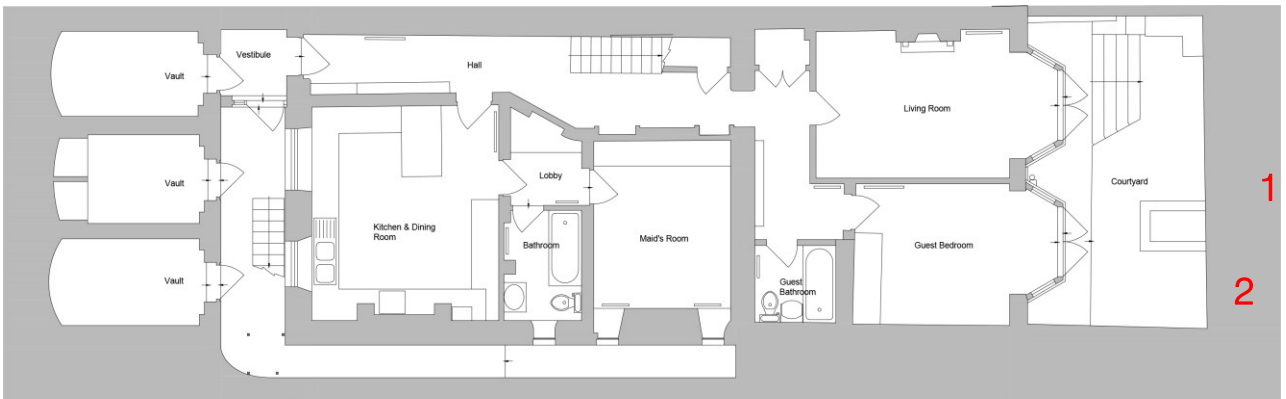
3.0 Photographs of the Existing House



1 View of rear elevation from St. Peter's churchyard



2 View of rear elevation from St. Peter's churchyard



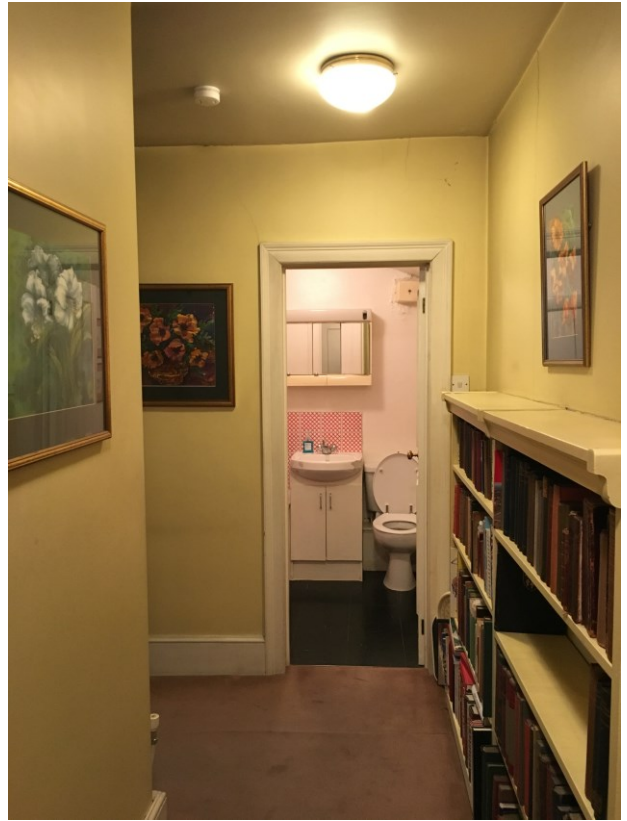
KEY PLAN- lower ground floor level



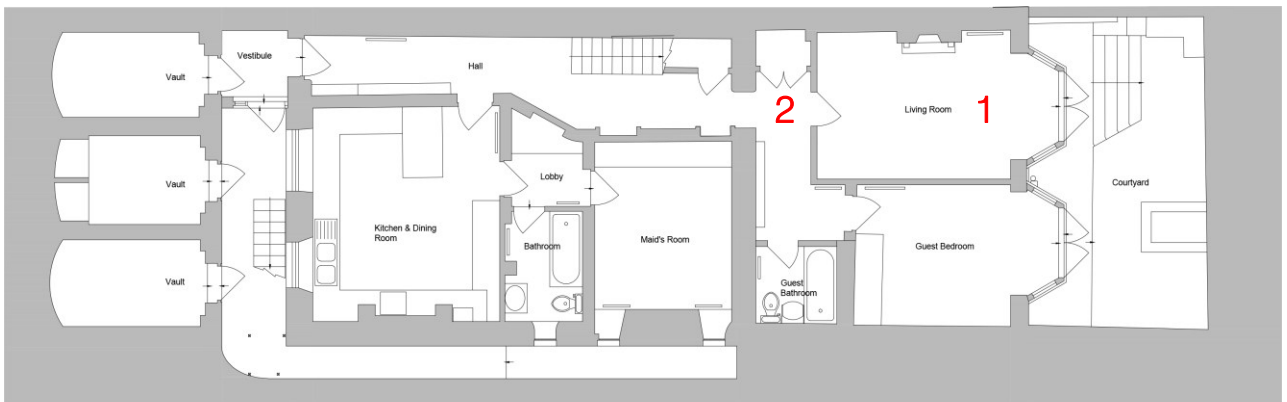
3.0 Photographs of the Existing House



1 View of Living Room showing modern extended opening with beam



2 View of Guest Bathroom



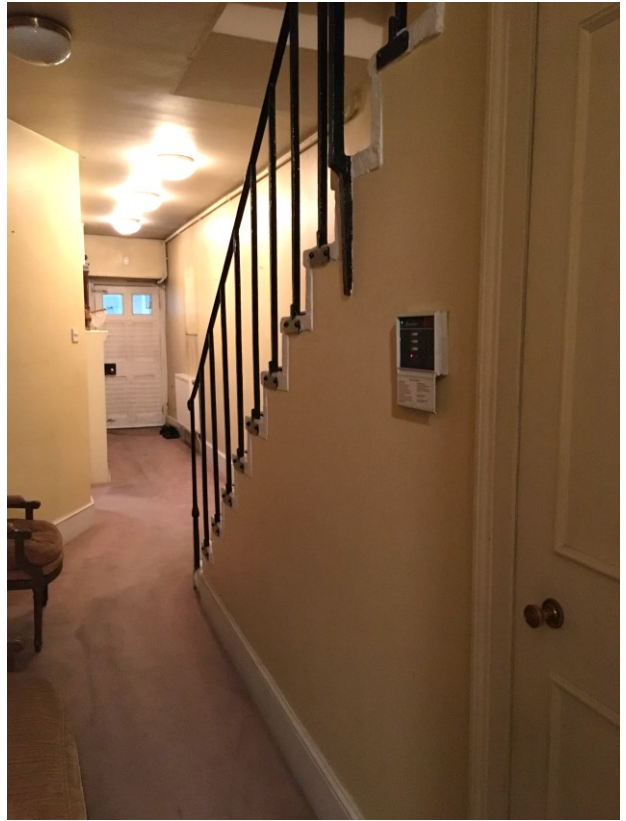
KEY PLAN- lower ground floor level



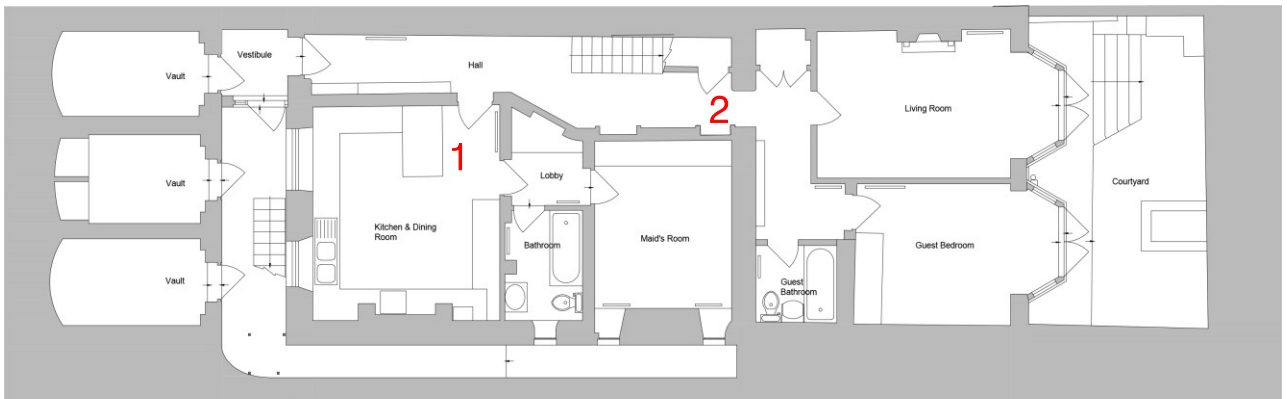
3.0 Photographs of the Existing House



1 View of modern Kitchen



2 View of Hall with modern lighting and services



KEY PLAN- lower ground floor level



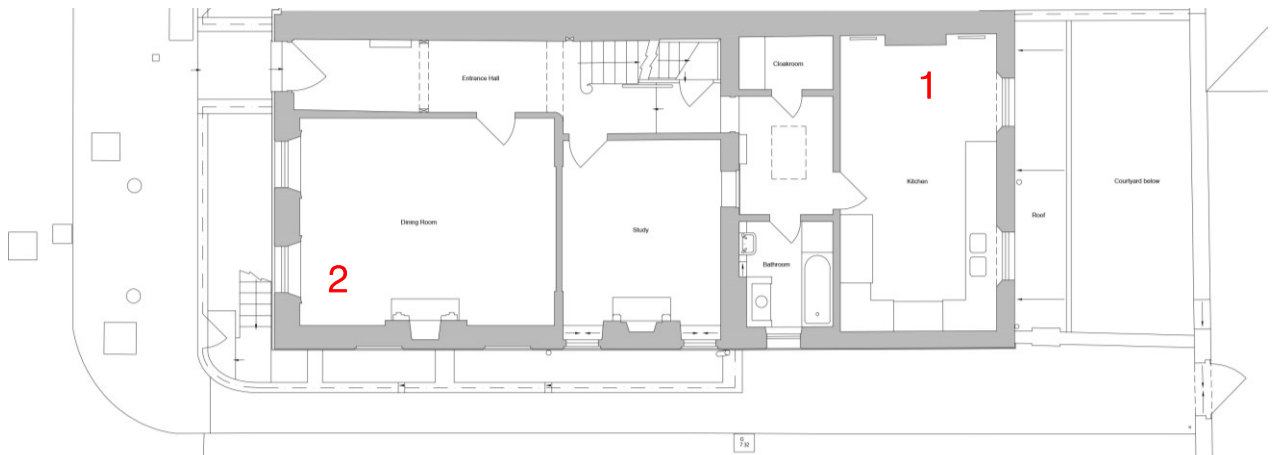
3.0 Photographs of the Existing House



1 View of modern Kitchen



2 View of Dining Room



KEY PLAN- ground floor level



4.0 Design Development

4.1 Planning Pre-application Consultation

A planning pre-application consultation meeting was held with the LB Westminster planning case officer and conservation officer on 3rd March 2022.

A pre-Application planning advice note (P22/00047 3VQJQR7M51Q6W) was received from LB Westminster, dated 30th March 2022.

The advice note confirms that substantive aspects of the proposals are likely to be considered acceptable, subject to additional details for certain elements. These include details of the proposed new doors, and of the entrance porch to the front lightwell. However, the note does raise concerns regarding the proposed lean-to rear extension and its potential *“harmful impact on the listed building”*.

Following the receipt of this advice note, a number of significant amendments have been made to the proposals, in particular the omission of the rear extension in question. These are summarised below.

4.2 Omission of the Rear Extension and Modifications to the Bay Windows

The proposed rear extension has been omitted from the proposals. The proposals now include for new bay windows to replace the existing modern bay windows and in place of the proposed extension. These are shown on the revised planning, and additional detail, drawings which accompany this application. These drawings show that the proposed bay windows sit within the footprint of the existing bay windows. This will further improve the legibility of the listed building when compared with the existing. Furthermore, these windows have been designed to improve the access to daylight and sunlight to the interior, when compared with the existing windows.

4.3 Door Schedule

A door schedule has been prepared in response to the request in the pre-app advice note. The proposals demonstrate that the new doors will be in keeping with the character of the original doors, comprising timber panelled door leafs with bead and architrave profiles to match the existing original profiles. All new doorsets replace existing modern doors so there is no loss of original fabric. These are illustrated in section 4.7 below.

4.4 Entrance Porch Details

Details of the proposed entrance porch, comprising a plan, elevation and section through the porch, have been prepared in response to the request in the pre-app advice note.

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4.0 Design Development cont'd...

4.5 Works to the Vault

It is proposed to lower the floor of a single vault to the front of the property beneath the pavement. The existing floor construction is modern and the lowering of this floor, by a single step, will not disturb any original fabric. A trial hole was dug, as illustrated below, and this demonstrates that the construction comprises a thin concrete slab on made up ground/hardcore with no evidence of footings substantially below the existing level. The vaulted space will still retain a limited headroom through the lowering of the floor and, as such, it will not disturb the overall hierarchy of the house. Furthermore, there will be no requirement for underpinning as all existing footings will also remain undisturbed.



Trial hole to northeast corner of vault below pavement

4.6 Scribing around Existing features

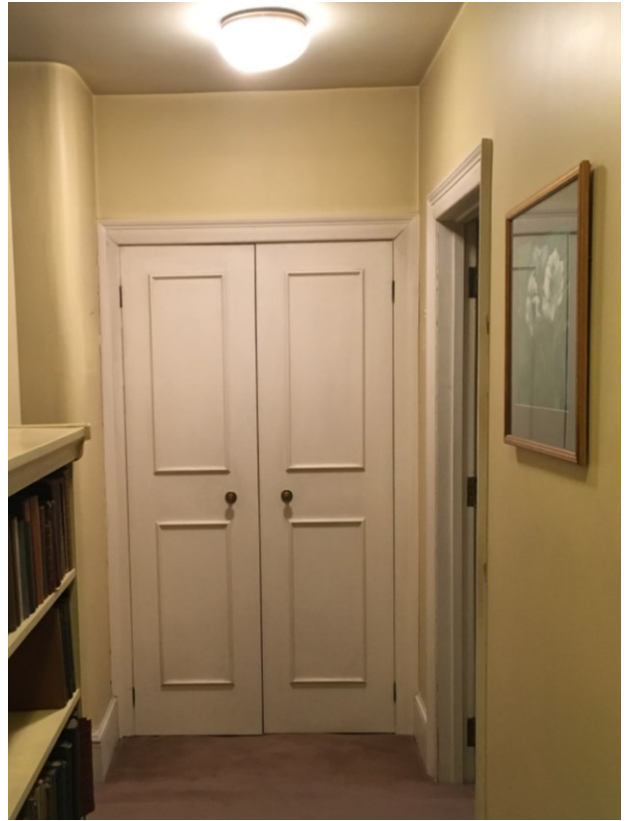
Where new lightweight partitions or free-standing joinery units are introduced, these are to be scribed around the existing original features such as skirtings and cornices, in line with the pre-application advice note.

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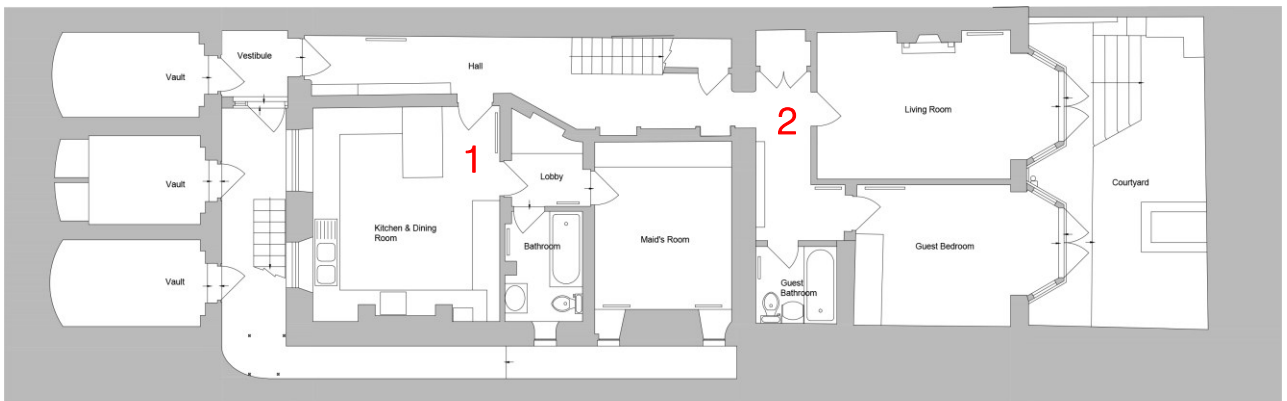
4.7 Photographs of Typical Modern Doors to be Replaced



1 View of modern Kitchen door and door to maid's room showing modern planted panel beads and modern flush door leaf



2 View of modern cupboard doors with similar modern detailing incl. modern architraves



KEY PLAN- lower ground floor level



5.0 Design Approach

- 5.1 The proposal seeks to make a positive contribution to the character and setting of the house, by careful repair and refurbishment and by expanding its usefulness and viability as a single family home in sole ownership.
- 5.2 The proposed works are limited to the ground and lower ground floors only. To the rear, they include the removal of the later bay windows and associated lead roof, the removal of the stepped terrace to the courtyard and the introduction of replacement bay windows with level access to the courtyard. Where possible, original fabric and features will be re-instated or repaired. Where new works are proposed, such as the installation of new services commensurate with modern living standards, these will be largely reversible.
- 5.3 The proposed works will be carried out to a high standard, intended to enhance the historic character of the property. The plan form and legibility of the principal rooms will remain undisturbed.
- 5.4 The design proposals are described in the following statement and on the drawings which accompany this application. A schedule of the proposed works is included on the drawings.

6.0 Use & Access

- 6.1 The use of the property will remain as a single family, class C3 Dwelling House. The access to the property will remain as existing, with entrances at the ground and lower ground floor levels off Wilton Street.

7.0 Layout

- 7.1 A key aspect of the refurbishment is to make the house more adaptable to the needs of a growing family and ultimately more economically viable as a single family home. This is achieved by changing the function of a few rooms and by some limited internal modifications at the lower ground floor. The relocation of the lower ground floor kitchen to the rear will provide for an additional guest bedroom and a utility room, which can be formed by the introduction of a lightweight partition. This will also improve the safe use of the house as the means of escape from the maid's room will no longer be through the kitchen. Similarly, the relocation of the kitchen at ground floor level, to combine with the existing dining room, provides for a new family drawing room, which will benefit from the attractive southerly aspect looking out towards St Peter's Church.
- 7.2 The house is served by a generous exterior terrace at first floor level and a stepped courtyard at lower ground floor level. In lowering the raised section of the courtyard, this is considered to be an enhancement in amenity value as it will provide flush access to the interior and expand the overall amount of useable exterior space.

8.0 Proposed Modifications

- 8.1 The proposals seek to remove later modern elements, to rationalise external modern services to the rear and to de-clutter the existing spaces through the removal of modern fabric, built-in furniture, fixtures and fittings. These include the removal of carpeting, modern flooring, wall tiling, other surface finishes and services. Where modern fabric is removed, the adjoining surfaces are to be made good to match the existing.

Where a new opening is to be formed in the dividing wall at lower ground floor level, this is to be at the scale of a double doorway only, so as to retain the legibility of the wall and the associated plan form.

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- 8.2 Repair work is to include the external render finish to the rear courtyard and the replacement of modern upvc rainwater pipes with cast iron. Internally, cornices, doors, linings, architraves and skirtings, where original, are to be repaired, as these account for the only original joinery features that are characterised by a degree of architectural detailing. Modern door leafs are to be replaced with new door leafs in the existing linings, as noted above.
- 8.3 Where the new partitions and associated doorsets, architraves and skirtings are to be introduced at the lower ground floor level, these are to be reversible. Where original fabric is retained, such as skirtings and cornices, any new partition is to be scribed around these so as not to disturb the fabric. The adjoining original fabric is to remain largely undisturbed save for limited works in connection with the services installation as described below.

9.0 Scale & Appearance

- 9.1 The proposed modifications to the exterior of the house are limited in scale and appearance. These are confined to the lower ground floor with limited or no visibility from the public realm. The modified entrance porch in the lightwell fronting Wilton Street has been designed in keeping with the entrance porch to the adjoining property, no. 17 Wilton Street.
- 9.2 The proposed bay windows to the rear façade at lower ground floor level replace the existing modern bay windows and associated lead roof. They are designed within the footprint of the existing bay windows. As such this will improve the legibility of the listed building. Furthermore, these windows are designed to improve the access to daylight and sunlight to the interior when compared with the existing windows which are shaded by the substantial modern lead roof.

10.0 Amount

- 10.1 There is an increase in the total gross internal area of the property of 11 sqm through the introduction of the rear extension.

11.0 Services

- 11.1 The existing, and modern, mechanical and electrical services are in a poor state of repair and are beyond their recommended service life. The proposal seeks to replace all existing services with new, other than the retention of the existing boiler. The new services will be efficient in operation and distribution will be rationalised to take up as little space as possible. The proposal is to utilise the existing services routes for horizontal distribution. All existing ceilings and floorboards, where original, will remain. Where possible, horizontal services will be surface-mounted to avoid the disturbance of existing fabric and will be reversible. Limited lifting of existing floorboards may be required to accommodate new pipe runs but generally pipe routes will be planned to run within the existing defined perimeter distribution.
- 11.2 Vertical distribution of services will also be consolidated into the existing locations, to minimise the disturbance of original fabric.

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