

Ref: 0642

## Design & Access Statement

Flat G  
73 Warwick Square  
London  
Greater London  
SW1V 2AR



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2. This report does not constitute a formal specification for conservation treatment, building repairs or other work.

#### Quality Assurance

Ref	Location	Issue No.	Issue Date	Written	Proof	QA
0642	Flat G, 73 Warwick Square	1	April 2022	KH	OS	RH

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## The Report

### **The Subject Building/Heritage Asset:**

Flat G  
73 Warwick Square  
London  
Greater London  
SW1V 2AR

### **Instruction(s):**

Production of Design & Access Statement to support a planning application for a mansard roof extension to Flat G, 73 Warwick Square . All works undertaken in line with Janus Conservation's terms and conditions.

## Introduction & Purpose of Report

This Heritage Statement has been produced to support the listed building consent application for proposals to Flat G of No. 73 Warwick Square, Pimlico, South West London. It has been produced by Katherine Harrison, Heritage Consultant, and Virginia Polignano, Senior Architect.

No. 73 Warwick Square is a Grade II listed terraced house located within Pimlico Conservation Area. No. 73 was constructed in the mid-19th Century as part of a development of the Pimlico area by Master Builder Thomas Cubbitt (1788-1885). The building is part of a group of terraces fronting Belgrave Road around Warwick Square which is also Grade II listed Park and Garden.

This Heritage Statement establishes the historic development and significance of the building to inform the assessment of the impact of the proposed internal alterations on that significance. It has been formulated using the assessment methodology contained within the National Planning Policy Framework (NPPF) (paragraphs 194, 195, 197, 199, 201 ) and local planning policies within the Westminster City Plan and the Pimlico Design Guide (relevant policies reproduced in the Appendix). It also takes account of the relevant Historic England guidance, most notably their best practice guidance document, Conservation Principles (2008 and revised 2017) and their guidance note on Conserving Georgian and Victorian Terraced Houses (2020). The knowledge of the site has been derived from a site visit undertaken by Virginia Polignano and supported by desk-based research.

## Author

Katherine Harrison, the author of this report, is a fully Accredited member of the Institute of Historic Building Conservation (IHBC), holds a Masters degree in Building's History from Cambridge University, a Postgraduate Certificate in Historic Conservation from Oxford Brookes University and a Bachelors in Fine Art from Goldsmiths University of London.

Prior to her employment at Janus Conservation she worked for 7 years as a specialist Conservation Officer advising on all aspects of the management of historic buildings and areas at South Northants District Council.

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## The Site

No. 73 Warwick Square is Grade II listed as part of a group listing covering Nos. 67-80. The listing states that the buildings are “an integral part of Warwick Square layout” due to their “symmetrical treatment”. This could be understood as the appearance of the façades facing the square being the most important element of the building.



*Figure 1: Aerial view of eastern terrace of Warwick Square, No.73 is outlined in red*

## Proposals

### Overview

A mansard roof extension is proposed at Flat G, 73 Warwick Square. Pre-application advice received (**P21/00758- Received 25.01.22**) was positive and supportive of the proposals.

In summary however, the proposals are for the insertion of a mansard extension above Flat G, 73 Warwick Square. This style of extension is considered to be the most appropriate as it would not only align with Local Planning Policies but also positively contribute to the character of the conservation area by creating a cohesive roofline along the terrace. The property has also been identified as a site capable of accommodating a roof extension within the Pimlico Conservation Area Appraisal.

### Layout

The location is on the roof of 73 Warwick Square, directly above Flat G. The location and works will have no effect on neighbouring properties and will only be glimpsed from certain angles from the public realm.

The proposals seek to have as little visual impact on the building as possible whilst giving sufficient amenity to its internal spaces to transform the property into a comfortable residence meeting contemporary spatial and safety standards. The roof is articulated to match the existing profile of the terrace and reflects the adaptations of a number of the neighbouring properties in the row.

### Design and Scale

It is proposed to insert a mansard roof extension, to accommodate the addition of extra living space and small terrace to the rear. Minor internal alterations are proposed, these include inserting a staircase to gain access to the new roof space; this staircase will follow the on from the existing.

The design is in keeping with roof extensions seen across Warwick Square. The design of the extension is also in line with local policies. The height has been kept to a minimum pitch for the roof covering. Materials and details are to be conditioned as per the advice from the Pre-Application (**P21/00758- Received 25.01.22**- also reiterated in the Heritage Impact Statement). Please see the proposed drawings submitted with the application

### Structure

A structural engineer has been consulted when developing the designs to ensure all proposals will be compliant with building regulation and party wall requirements. The engineer will be on board to develop the designs for building control approval.

### Access

There will be no changes to access arrangements for the property or building as a result of this development. There will be the addition of a stair to access the floor located within the mansard roof extension however this will follow the existing stair within Flat G.

### Use

The proposed use is for residential purposes.

### Amount

The major feature of the design and to accommodate the addition of 3 extra bedrooms and 2 bathrooms is the formation of a mansard roof extension and insertion of an internal stair.

### Landscaping

N/A

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### **Sustainability**

The extension will be in-line with current building regulations. This will improve and maintain the EPC value (Energy Performance Certificate) for the property.

### **Conclusion**

The proposed alterations, extensions and layout changes to Flat G, 73 Warwick Square have been designed in a sympathetic manner with the aim of enhancing the building fabric, retaining the building's character, and meeting the client's brief of updating the residence to contemporary living standards. The proposed layout creates a series of comfortable and well-proportioned rooms.

Externally, the proposed works will sit comfortably within the context of the surrounding properties, matching the material palette and scale of similar neighbouring alterations. The proposal will represent a significant improvement to the building fabric in terms of space and quality of materials.

In conclusion, it is considered that the proposals are in accordance with guidance set out in the following policies outlined overleaf.

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## The Planning Policy Framework

### Westminster City Plan 2021-2040

The Westminster City Plan was adopted in April 2021 and is the statutory development plan setting out Westminster's vision and strategy for the development of the city. The relevant policies are as follows:

DES6 states that Roof extensions will be supported in principle where they do not impact adversely on heritage assets and should:

- *where part of a terrace or group already characterised by roof additions or alterations, be of appropriate design which follows an established form and would help to unify the architectural character of the existing terrace or a group;*
- *where part of a terrace with an existing roof line unimpaired by roof extensions, take a coordinated approach, adding roof extensions of consistent and appropriate design to each property across the terrace;*
- *in other locations, be of appropriate design sympathetic to the architectural character of the existing building.*

### Westminster Development and Demolition in Conservation Areas SPD

Policy DES 7J states that Roof extensions, telecommunications equipment, other plant or ductwork Roof extensions, should always complement the appearance of the existing building and, where appropriate, its neighbours.

### Pimlico Conservation Area Audit

Guidance within the Pimlico Conservation Area Audit states that;

*'Under Policy DES6 roof extensions are only acceptable where the majority of houses in a group already have them and infilling would achieve greater uniformity of roofline' (page 28, Pimlico Conservation Area Audit)*

### Westminster Design Guide

Guidance within the Westminster Design Guide, which is mentioned above in the Pimlico Conservation Area Audit, states that:

#### **POLICY DES 6: ROOF LEVEL ALTERATIONS AND EXTENSIONS**

*(A) Permission may be refused for roof level alterations and extensions to existing buildings (which may include the installation of conservatories, roof terraces, telecommunications equipment or solar collectors) in the following circumstances:*

- 1) where any additional floors, installations or enclosures would adversely affect either the architectural character or unity of a building or group of buildings*
- 2) where buildings are completed compositions or include mansard or other existing forms of roof extension*
- 3) where the existing building's form or profile makes a contribution to the local skyline or was originally designed to be seen in silhouette*
- 4) where the extension would be visually intrusive or unsightly when seen in longer public or private views from ground or upper levels*
- 5) where unusual or historically significant or distinctive roof forms, coverings, constructions or features would be lost by such extensions.*

*(B) Permission may be granted for new roof structures or additional storeys on existing buildings in the following circumstances:*

- 1) where the proposed development or form of alteration is in sympathy with the existing building's architectural character, storey heights and general elevational proportions*
  - 2) where the form and detailing of the extension either repeats or reflects the form, detailing or use of materials found in the existing building*
  - 3) where the proposed design accords with (or establishes an acceptable precedent for) similar extensions within the same group of buildings*
  - 4) where the design of extension avoids any infringement of the amenity or reasonable visual privacy enjoyed by the occupants of adjacent or nearby buildings.*
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## The London Plan

The relevant policies within the London Plan are as follows:

### Policy D4 - Delivering good design- Design analysis and development certainty

*A Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making based on the requirements set out in Part B of Policy D3 Optimising site capacity through the design-led approach.*

*B Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform plan-making and decision-taking, and to engage Londoners in the planning process. Design scrutiny*

*C Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.*

*D The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process. Development proposals referable to the Mayor must have undergone at least one design review early on in their preparation before a planning application is made, or demonstrate that they have undergone a local borough process of design scrutiny, based on the principles set out in Part E if they: 1) include a residential component that exceeds 350 units per hectare; or 2) propose a building defined as a tall building by the borough (see Policy D9 Tall buildings), or that is more than 30m in height where there is no local definition of a tall building.*

*E The format of design reviews for any development should be agreed with the borough and comply with the Mayor's guidance on review principles, process and management, ensuring that: 1) design reviews are carried out transparently by independent experts in relevant disciplines 2) design review comments are mindful of the wider policy context and focus on interpreting policy for the specific scheme 3) where a scheme is reviewed more than once, subsequent design reviews reference and build on the recommendations of previous design reviews 4) design review recommendations are appropriately recorded and communicated to officers and decision makers 5) schemes show how they have considered and addressed the design review recommendations 6) planning decisions demonstrate how design review has been addressed. Maintaining design quality*

*F The design quality of development should be retained through to completion by: 1) ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments and to ensure scheme quality is not adversely affected by later decisions on construction, materials, landscaping details or minor alterations to layout or form of the development 2) ensuring the wording of the planning permission, and associated conditions and legal agreement, provide clarity regarding the quality of design 3) avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition or referred matter 4) local planning authorities considering conditioning the ongoing involvement of the original design team to monitor the design quality of a development through to completion.*

### Policy D5 Inclusive design

*A Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.*

*B Development proposal should achieve the highest standards of accessible and inclusive design. They should: 1) be designed taking into account London's diverse population 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment 4) be able to be entered, used and exited safely, easily and with dignity for all 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.*

*C Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.*

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**National Design Guide**

The proposals are also in line with the guidance and ethos outlined in the National Design Guide- with particular focus on the Identity Chapter and Built Form Chapter.

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