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57 Harley Street London W1G 8QS

Proposed infilling of internal lightwell

Sustainable Design Statement

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1.0 Summary of proposals

- 1.1 The proposals are summarized in detail in our design and access statement, and essentially involve the removal of an old redundant passenger lift, which restricts internal circulation at each floor level, and the infilling of the original central lightwell which both serve all six floor levels.
- 1.2 The building was constructed as a single residence and dates from the late eighteenth century. The internal lightwell brought daylight into the original rooms at each level and is not required for its current use as providing clinical and medical services.
- 1.3 Infilling the lightwell creates approximately ten square metres of floorspace at each level, so 60 square metres in total.
- 1.4 We will show below that the proposals and are in accordance with WCC Policy 38D Sustainable Design and will result in improvements in Energy Efficiency Policy 36.

2.0 Optimising and improving floorspace

- 2.1 A key part of Policy 38D Sustainable Design para 2 is to provide flexible high quality floorspace. In order to meet this key aim of the policy, the application here if approved, will do just that for this building.
- 2.2 The purpose of the application is to create higher quality, more efficient and flexible floorspace by design improvements to the floor layout at every level.
- 2.3 The position of both the current lift and the lightwell, taken together, create a significant obstruction in the centre of each floor plate which restricts the efficient use of that space. In particular, the redundant lift restricts the landing area and creates a pinch-point where patients and staff are unable to pass side by side.
- 2.4 Removing the redundant lift from its current location improves the circulation at each floor level, but it is also essential to provide a new passenger lift to allow easy vertical movement throughout the building.

- 2.5 So the positioning of the lift within the old lightwell also allows us to locate new sanitary facilities at each floor level, affording ambulant and non-ambulant patients and users easy access.

3.0 Energy Efficiency

- 3.1 The aim of the councils Policy 36 and that of The London Plan is to promote sustainable development through carbon reductions where possible. The application here is for a small-scale increase in floorspace which will improve the energy efficiency of the building through the eradication of uninsulated building fabric.
- 3.2 Although the building is partly in use providing medical and clinical services, and partly vacant, the wider building requires renewal of its internal electrical and mechanical systems. This is necessary to bring the building up to modern standards.
- 3.3 In terms of energy efficiency, the current building is very inefficient, being built of solid masonry construction. The central lightwell is open to the air, and this amount of external walling is completely un-insulated, including areas of single glazing. The height of the lightwell is approximately 20 metres, and the three sides of uninsulated building fabric measure a linear 8.5 metres, a total area of 170 sq. metres of uninsulated building fabric.
- 3.4 This uninsulated solid fabric around the lightwell will have an approximate U value of 2.0 W/m.sq.K. Infilling the lightwell and roofing over it to modern standards of insulation will eradicate this significant element of heat loss, and therefore significantly improve thermal efficiency of the building.
- 3.5 As well as installing a new passenger lift, the renewal of services throughout to modern more standards will result in a more energy efficient building.

4.0 Design, materials and services.

- 4.1. The new structure and proposed roof infill will be to modern methods of construction and in accordance with The Building Regulations.
- 4.2. NHS requirements are for the highest standards of medical services provision, which includes detailed design, materials and building services.
- 4.3. Taken together this addresses the requirements of Policy 38 D para 1, 3, 4 and 5.

5.0 Heritage.

- 5.1 No 57 Harley Street lies within the Harley Street Conservation Area but is not a Listed building. No 59 Harley Street is Grade II Listed and shares its party wall with no 57.
- 5.2 A Heritage Statement that addresses the impact of the proposals has been provided with the application.
- 5.3 In terms of sustainability relating to heritage matters, the proposal to make significant improvements to the building, through this application and the proposed wider internal refurbishment will secure the future of the building going forward. The refurbishment and full use of the building will have a positive impact upon the wider conservation area.