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57 Harley Street London W1G 8QS

Proposed basement rear extension

Sustainable Design Statement

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22/05/AMN/jaj

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1.0 Summary of proposals

- 1.1 The building was constructed as a single residence and dates from the late eighteenth century.
- 1.2 The proposals are summarized in detail in our design and access statement, and involve a rear basement extension and raise of ground floor above the basement. These are works to provide additional floorspace at the basement level and level the floor for easier access.
- 1.3 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, this application if approved, will improve the building and accessibility.
- 2.2 Planning consent has previously been given by the council to make significant internal improvements with the introduction of a new passenger lift and infilling of the central lightwell, ref: 22/03917.
- 2.3 At present, the consulting room at rear ground floor above extended basement is set at a level 420mm lower than the adjacent bathroom. Secondly to provide additional medical floorspace through the introduction of a basement floor extension at the rear. This extension will link into the main basement floorspace and provide additional medical floorspace and storage.

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. This application includes additional floorspace constructed to modern building regulations standards.
- 3.2 As noted in our previous application ref: 22/03917, the building is partly in use providing medical and clinical services, and partly vacant, which requires renewal of its internal electrical and mechanical systems, necessary to bring the building up to modern standards.
- 3.3 As the current building is very inefficient, with uninsulated external walling is completely un-insulated, part of the internal refurbishment will involve

thermal fabric improvements to the retained external walls, in the form of internal insulated linings to improve the U values.

- 3.4 The renewal of services throughout to modern standards will result in a more energy efficient building.

4.0 Design, materials and services.

- 4.1 The proposed basement extension will be to modern methods of construction and in accordance with The Building Regulations, without works to the exterior of the building and therefore not affecting its setting in the conservation area.
- 4.2 NHS requirements are for the highest standards of medical services provision, which includes detailed design, materials and building services.
- 4.4 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.