Listed Building Application
Design, Access & Heritage Statement

Westminster City Council
Henry Wise House, Vauxhall Bridge Road, London SW1V 2SX

Emergency Lighting Replacement
September 2023
BC.STH.2023.00256.002

CONTENTS

1.0 INTRODUCTION

1.1 This document has been prepared in support of an application for Listed Building Consent (LBC) for proposed works within Henry Wise House. Henry Wise House is Grade II* Listed. The works comprise replacement of the emergency lighting within the communal areas of the development.

1.2 This document provides an overview of the Listing and Heritage details of the property and to set out the background to the works proposed and factors considered when developing these. The document also provides further details of the intended specifications.

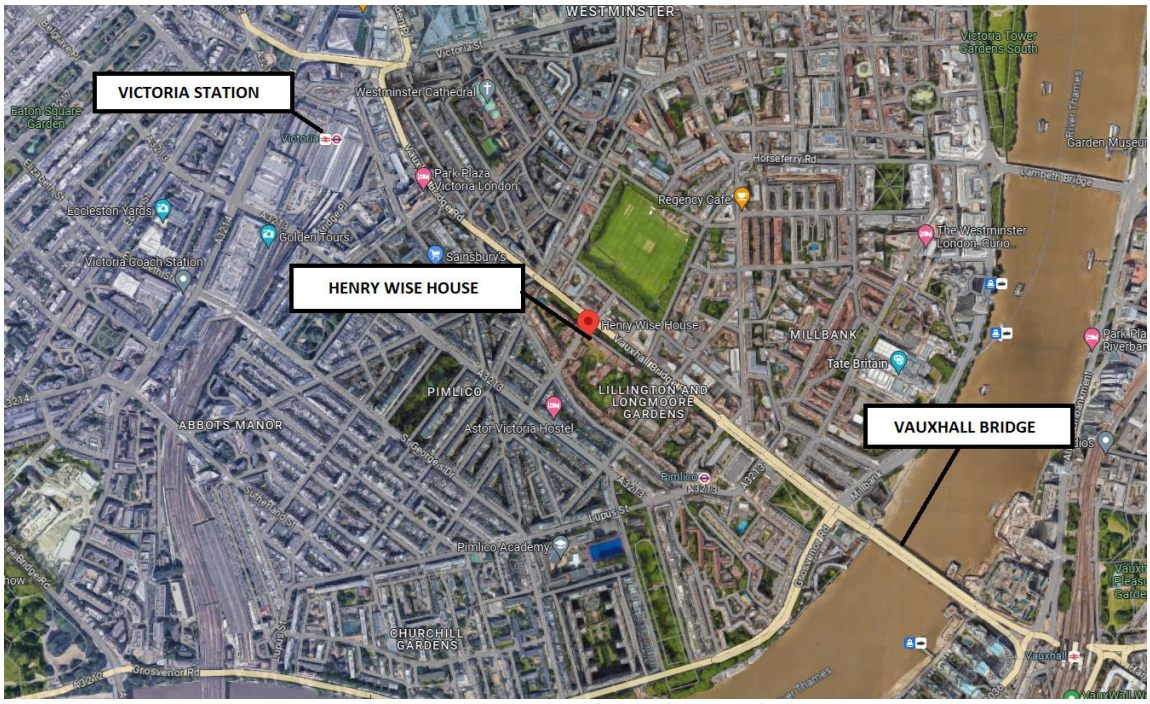
2.0 SITE DETAILS

2.1 Henry Wise House is a residential housing block (Grade II* Listed), within the City of Westminster.

HENRY WISE HOUSE - LOCATION MAP (Google, 2023)

HENRY WISE HOUSE - FRONT ELEVATION (Google, 2023)

HENRY WISE HOUSE - REAR ELEVATION (Google, 2023)



HENRY WISE HOUSE – WIDE LOCATION MAP (Google, 2023)

2.2 The tenement block of flats was built between 1964-1967 and sits to the north of the River Thames, between Vauxhall Bridge to the south east and Victoria Train Station to the north west.

2.3 The works and proposals to which this application relates are to the staircases within the development.

3.0 BACKGROUND TO THE WORKS PROPOSED

3.1 The works comprise replacement of the emergency lighting within the communal areas of the development on a like for like basis. The works are now required as the current emergency lighting has come to the end of its lifecycle.

3.2 Henry Wise House is a residential housing block comprising flats across 8 storeys. The Contractor Morgan Sindall instructed Fusion Luminaries to undertake a survey to calculate the lux requirements for each floor, issued 9th January 2023. This survey indicates the current illuminance levels and highlights the locations of the proposed light fittings in the locations of the existing fittings.

4.0 SUMMARY OF PROPOSALS

4.1 The works required are like for like replacements, proposing Dome 12W/16W LED CCT Bulkheads, as can be seen in the appended data sheet.

4.2 The intended works involve removal of existing light fittings and replacing with alternative fittings as indicated in the appended data sheet. The areas of work will be cordoned off and kept to a minimum at all times during the replacement works. Where applicable the residents will be directed to use alternative route if obstructions can't be avoided.

5.0 DESIGN STATEMENT (PRINCIPLES & CONCEPT)

5.1 The proposed works are intended to replace the existing emergency light fittings to provide an effective means of escape provide a backup lighting source during power failure or outage for resident safety. The scope is replacement works on a like for like basis, which include cable runs and existing trunking routes.

6.0 HERITAGE STATEMENT

6.1 **Listing Details**
The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Historic England identifies the following details:

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1246690
Date first Listed:	22 December 1998
Statutory Address:	Henry Wise House, Vauxhall Bridge Road, SW1V
District:	City of Westminster
National Grid Reference:	TQ 29483 78601

6.2 **Listing Description**
NW WESTMINSTER VAUXHALL BRIDGE ROAD (south west side), SW1V 22/12/98

GV II*

Block of 96 flats. Design won in competition 1961 by John Darbourne, this block detailed and built 1964-7 by Darbourne and Darke for Westminster City Council. In-situ reinforced concrete beams and floors, exposed on the elevations and projecting balconies, and load-bearing brick cross walls. Elevations of multi-red hand-made facing bricks, with raked joints. Flat felted roof behind soldier-course parapets. Complex scissor plan on eight storeys over hard standing for cars, the change in levels denoted in the exposed floor plates on side of building at corner of Charlwood Street. Access galleries on Vauxhall Bridge Road elevation on first, fourth and seventh floors. These galleries are slightly stepped in plan, much of their otherwise considerable width taken up with deep planting troughs, whose large shrubs are watered by the downpipes from the floors above. Each gallery serves bedsitter flats on its level, and one- or two-bedroom split-level flats on the floors above and below; these last with dual aspect. The second bedrooms project on Vauxhall Bridge Road, where they form a regular pattern giving rhythm to the elevation. Projecting lift shaft at centre of composition. The garden elevation with variating rhythm, all the flats having projecting balconies, each partly enclosed with set back glazing, forming an irregular pattern of projecting bands of brickwork. Dark stained timber double-glazed windows (original), with vertical opening casements.

All doors originally also of black-stained timber, and most remain. Public spaces lined with brick paviours, and with shallow brick walls to the planting troughs. Original metal signage of black lettering on silvered backgrounds. Interiors not of special interest. John Darbourne won a competition for the rebuilding of Lillington Street in 1961, and formed a partnership with Geoffrey Darke to develop the scheme. Henry Wise House was the first block to be completed. The design of Lillington took its cue from the important (grade I listed) Church of St James the Less, with its striking Victorian red brick, which the estate surrounds. Architects like James Stirling at Ham Common, Richmond; Leslie Martin at Cambridge University and Basil Spence at Sussex University had begun to explore the combination of brick and concrete, but not on such a scale or with such intensity of colour. Martin and his proteges had also begun to theorise on the possibilities of low-rise high-density housing in their Bloomsbury project and in their college work at Cambridge, but Lillington was the first low-rise high-density public housing scheme to be built and was epoch making. Lillington Gardens influenced the style of council housing from the mid-1960s until the early 1980s. The Architects' Journal considered that 'the blocks are more reminiscent of the college campus than of municipal tenements' (1 July 1970), an atmosphere that still pervades. The Times called it 'an elegant and exciting environment for young and old' (13 September 1972). The scheme won a Housing Design Award in 1969, a Ministry of Housing and Local Government Award for good design in 1970, an RIBA Architecture Award in 1970 and a further RIBA commendation in 1973.

Listing NGR: TQ TQ2946278617

6.3 **History**

The tenement block of flats was built between 1928-1930; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate.

MATERIALS: Grey brick and white rendered chequerboard external elevations with grey brick and rendered access galleries to courtyard elevations, spare stone dressings, concealed roofs. Stripped Georgian style, with decorative details confined to entrance bay.

6.4 **Significance**

The significance of the Henry Wise House has been considered within the scope of works. The impact to the fabric will be mitigated by providing like for like materials in order to maintain the special interest of the property whilst keeping the safety of it's occupants a priority.

6.5 **Need for the Works**

The works have been initiated following identification of defective elements that have come to the end of their lifecycle. The report by Fusion Luminaires has been appended, detailing the scope of the works required.

6.6 The works are considered reasonable and proportionate to ensure the safety of the residents.

6.7 **Impact of the Works**

The existing building materials including cabling will be maintained and reused where possible, or replaced to match existing as closely as possible, to preserve the heritage and aesthetic appearance of the internal elements of the building. Consequently, negligible impact on the structure itself or the wider development is anticipated.

6.8 **Heritage Conclusion**

The proposals respect the significance of the existing building, its setting, and its historic features. The limited repairs will improve safety without impacting detrimentally on the appearance of the building, its setting or significance. It is considered the proposals meet the requirements of the National Planning Policy Framework and Local Plan Policies.

7.0 ACCESS STATEMENT

7.1 It is not considered that the current proposals have an impact in relations to the provisions and requirements of the Disability Discrimination Act or Equality Act.

Areas for repair will be isolated during the works and residents directed to use alternative routes if required.

8.0 SUPPORTING DOCUMENTS

- Fusion Luminaires Report / Plans
- Product data sheet