



9 Little Chester Street
London,
SW1X 7AL

Design & Access Statement
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STUDIO THREE

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1.0 Introduction

Studio Three Architects have been appointed to reconfigure and refurbish the deteriorating family dwellinghouse of 9 Little Chester Street. This application is for minor external works to the front and rear of the property.

“The Need”

9 Little Chester Street is a 2-bedroom terraced dwellinghouse over three floors and lower ground. The property is vacant and has deteriorated over time.

A bedroom is located on the lower ground floor where the floor-ceiling height is modest. An oversized utility room is located at the rear of the property. It is underused and occupies space that could otherwise be used for the benefit of the occupant.

The proposal seeks to reconfigure and renovate the internal layout to restore the family home for modern day living.

The Brief

The proposals include:

- Redesign of the ground floor front elevation to replicate the style and fenestration of no.8 Little Chester Street.
- Rationalise and enlarge the windows of the rear outrigger to bring more light into the property.
- New terrace and glazed access door from the stairs to the rear.
- Replace single glazed timber windows with like for like, double glazed units, to improve thermal performance and internal living conditions of the property.
- Reconfigure the internal layout to restore the family home for modern day living.
- Refurbish the deteriorating property.
- Repoint and make good to the facades.
- Remove non-original plastic soil pipes.
- Remove non-original felt-lined water tank and dormer. Replace with traditionally detailed dormer.



2.0 The Existing Building

2.1 Location

The site is located on the north side of Little Chester Street in the City of Westminster and lies within the Belgravia Conservation Area.

9 Little Chester Street is a terraced property. The front of the property faces Little Chester Street.

Elizabeth Street and Motcomb Street are both within easy reach and offer access to an array of shops and restaurants.


Transport links nearby include Sloane Square station with access to the District and Circle underground lines, as well as Victoria mainline station, also with underground access to the Victoria line and offering regular direct trains to Gatwick Airport.



Site Location Plan
1:500 @ A3



2.0 The Existing Building
2.2 Site Location Plan

Key
 Denotes Site Boundary





1675



1724



1800's Approx.



1826



1897



1952

2.0 The Existing Building

2.3 Site History: Local Development

1675

The map made by Crace in the 19th Century of the Goring Estate in 1675. This is the site on which part of Buckingham Palace was built. The site is within the Goring Great Garden.

1724

Part map of the Grosvenor Estate (tinted pink) as it was in the year 1723. with the intended Streets about Grosvenor Square. The boundaries of the St George parish are outlined in red, with the properties in the estate in pink, and parks and open spaces in green.

1800s

Part plan of Hanover Square and the Parish of St George. The plan shows Buckingham Palace and additions made in the Regency period to the street plan. The Parish of St. George was established in 1725 and extended from Regent Street (then called Swallow Street) to the Serpentine, and from Oxford Street to include the whole of Mayfair, Belgravia and Pimlico. Creator: Ward, E. T. Developments appear on Little Chester Street.

1826

This is a plan of the leasehold of Earl Grosvenor, later Marquis of Westminster, in Belgrave Square. Earl Grosvenor was granted permission by Parliament to develop the ten acre site in 1826, and commissioned the young architect George Basevi, a pupil of John Soane's, to design the square. Further details on Little Chester Street and Chester Street to the north.

1897

London (Edition of 1894-96). Topographic maps. Details and form of buildings established.

1952

Surveyed: 1951, Published: 1952



1. Greenwoods Map 1827, shows the beginnings of development in Belgravia (Copyright, Westminster City Council Archives).



2. Belgravia Conservation Area

2.0 The Existing Building

2.4 Belgravia Conservation Area

The site is located in the Belgravia Conservation Area.


Belgravia is a large conservation area in the south-west of Westminster. It was first laid out in the 1820s by Thomas Cubitt and Thomas Cundy. Cubitt saw the possibilities of developing land to the west of Buckingham Palace as a fashionable residential area and leased the land from the Grosvenor Estate.

Today the area remains predominantly residential in character with a high degree of townscape uniformity. The grander areas are characterised by long stucco terraces of uniform mass, height and architectural treatment. Shorter entrance streets consist mainly of brick houses with half stucco. Variety in townscape can be found in the entrances to the terraces and the mews. To the south, centred on Bloomfield terrace, there is a small area of simple linked villa-type houses and small-scale terraced houses of the late 18th and early 19th century.

Belgravia was first designated as a conservation area in 1968 and extended in 1977 and 1981.

Key

 Conservation Area

 Westminster Boundary



- 1. Front elevation
- 2. Rear outrigger. Lower first floor
- 3. Rear elevation. View from rear lightwell. High level

- 4. Rear elevation. View from rear lightwell. Low level
- 5. View towards rear of property from rear lightwell. High level.
- 6. View towards rear of property from rear lightwell. Low level.

- 7. Rear outrigger. Upper lower ground

2.0 The Existing Building
2.5 External Photographs



- 1. View towards rear elevation & no.8 from outrigger roof
- 2. View of rear party wall_no.10
- 3. View of rear dormer & roof tank enclosure

- 4. View towards no.8 from outrigger roof
- 5. View towards side of dormer & no.8 from roof
- 6. View towards side of no.10 from outrigger roof

- 7. View towards rear of property from first floor rear window
- 8. View towards rear of property from roof

2.0 The Existing Building

2.5 External Photographs

