

Design and Access Statement – Listed Building Consent

12 Waterloo Place, London, SW1Y 4AU

Prepared for on behalf of
The Crown Estate

November, 2023

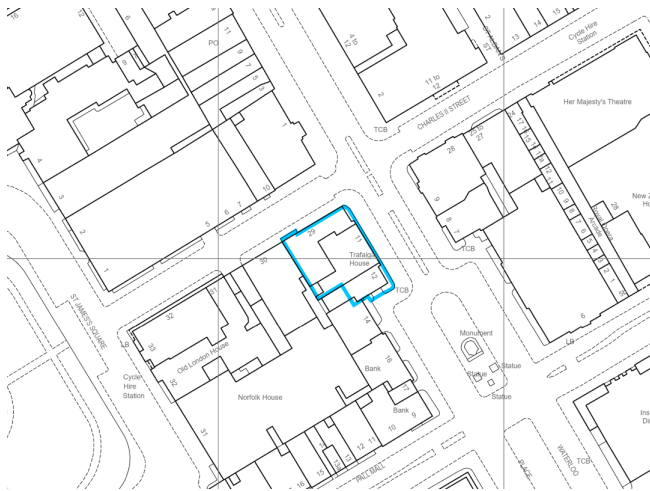
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1 Property Overview

This Design and Access Statement has been prepared on behalf of The Crown Estate to describe the extent of the remedial and repair works involved in resolving the water ingress to the ground floor flat roofs adjacent to the barrel-vaulted roof-lights at 12 Waterloo Place, London, SW1Y 4AU.

SITE LAYOUT PLAN



Source: The Crown Estate

GENERAL VIEW OF INTERNAL ROOF LIGHT



Source: CBRE Ltd

GENERAL VIEW OF WATER DAMAGE TO PLASTER CEILING FINISHES



Source: CBRE Ltd

2 The Site

12 Waterloo Place is a Grade II-listed building located in the St James' Conservation Area in the City of Westminster. It is in the setting of the many other listed buildings surrounding Waterloo Place and the listed monuments within it.

The building encompassing what is currently 12 Waterloo Place was constructed between 1910 and 1915 as a commercial office building, to designs supervised by notable Edwardian architect Sir William Emerson. The building was essentially designed as an elegant early form of 'shell and core' with an elaborately detailed stone façade to the street and a robust steel frame. The interiors could be fitted out and adapted to suit the needs of their occupants. When the building was first completed these occupants were mostly banks and insurance companies, and the interiors were correspondingly opulent.

The building was first listed in 1972, before this date records of alterations to the interiors are therefore lacking. There are, however, records of several key alterations to the current basement, ground and mezzanine floors of 12 Waterloo place.

Its historical significance lies principally in the architectural interest of the street-facing Edwardian Baroque Portland stone elevations and the contribution the building makes to the formal planning of the important townscape of Waterloo Place. The surviving early twentieth-century joinery, including wall panelling to structural columns and moulded cornice below the mezzanine along with the barrel-vaulted roof light at ground floor level are also of high significance.

Further information regarding the historic significance of the building and the impact of the proposed works can be found within the accompanying heritage statement prepared by Donald Insall Architects.

3 City of Westminster - Design and appearance Questionnaire

Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.

The significance of the building lies with its contribution to the formal planning of Waterloo Place and the Edwardian Baroque Portland stone elevations that are unchanged since the early 20th century, along with the moulded cornice and barrel-vaulted roof light to the ground floor.

Significant water damage to the ground floor plaster ceiling at the south-east corner of the ground-floor roof-light has occurred during periods of heavy rainfall. Investigative works have identified that the rainwater disposal pipes connected to the small flat roof drains have failed and, being of particularly small bore diameter, are inappropriately sized to effectively transfer surface water to the below ground system.

The purpose of this proposal is to prevent a recurrence of the flooding incident by the installation of a new larger capacity rainwater outlet with new internal waste-water pipe to direct water off the flat roof and connect it to the existing rainwater disposal pipework at basement level. New pipework will be concealed behind finishes with provision for future maintenance access formed in modern dry-lining that is not of heritage significance.

Repairs to the water damaged modern plaster ceilings and decorative plaster details surrounding the barrel-vaulted roof light are proposed to be undertaken on a like for like basis.

Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?

The proposed replacement of the rainwater outlet and waste water pipes have no impact on the building's setting.

If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?

Not applicable

If an extension is proposed, what thought has been given to its appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?

Not applicable

If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?

The proposed works will not alter the original layout or feature of the building.

Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The failed original rainwater outlet and concealed waste-water disposal pipes will be replaced with a modern system with a larger capacity. The modern system will consist of uPVC pipes similar to those utilised in the basement and a surface rain water outlet with leaf guard to prevent debris from blocking the pipes.

The majority of water damaged ceiling plaster is of modern plaster boarding on suspended metal laths and are proposed to be replaced on a like for like basis.

The sections of water damaged historic decorative plaster will be repaired with a lime-based plaster over expanded metal laths, which will result in no harm to the significance of the building.

Further technical details of the lime plaster repairs and new rainwater outlet specified can be found within the design information pack.

How have you followed the advice provided by CABE* and Westminster City Council on the issue of inclusive access? If not explain the reasons for your departure from this guidance.**

Not applicable to this application.

What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered?

Not applicable to this application.

4 Access

The site is easily accessible with access to a number of transport routes including the TFL bus network, underground and National Rail services. Piccadilly Circus, London Charing Cross and Green park tube stations are within a 10 minute walk.

There is no on-site parking.

A level threshold is provided to the North-East entrance.

5 Conclusion

The proposed works are minor in nature, consisting of the installation of a new rainwater outlet and associated pipework to the internal lightwell roof, as well as works to repair water damage to the plaster finishes.

The proposed works are required to prevent further water damage to the historic fabric of the building preserving the special architectural and historic interest of the listed building, and would promote the continued beneficial long-term and optimum viable use of the building as a retail unit.