

Hillier Associates

Architectural Practice

44 Moreton Street, London SW1V 2PB

Planning Design and Access Statement (incorporating Sustainability Statement)

Address/Site	44 Moreton Street, London SW1V 2PB
Ward	Pimlico North
Proposal	<p>(1) 2-storey rear infill extension (1.4m deep) at lower ground and first floor level.</p> <p>(2) Single storey rear extension (0.5m deep) with bay window at first floor level.</p> <p>(3) Widening of section of existing rear roof terrace (2.15 sq. m area) above rear outrigger.</p> <p>(4) Widening of glazed link at upper ground floor level (2.15 sq.).</p> <p>(5) Alteration to existing garage/office block: replacement pitched hipped slate roof, changes to SW elevation: form brick pediment, enlarge existing 1st floor window to form French windows with Juliette balcony, replace pressed steel garage door with traditional timber framed door (No new footprint).</p>
Drawings	22467/EX/001-009, 020 & 030, 20447/P/101-102, 104-109.

1. Site and surroundings

- 1.1. The site is 103 sq. m in area.
- 1.2. The building is part of a Cubitt terrace and was originally constructed circa 1850 as a shop with accommodation above, comprising a basement with three storeys over. A mansard loft conversion was added following planning consent in 2008.
- 1.3. The property is within the Pimlico conservation area.
- 1.4. The property is neither statutorily nor locally listed.
- 1.5. The property is identified as an “Unlisted building of merit” in the Pimlico Conservation Area Audit (2006).

- 1.6. The property is designated as part of the Moreton Street “Local Centre” (Pimlico Neighbourhood Plan 2022).
- 1.7. Moreton Street is a secondary east to west street on the original Cubitt estate plan.
- 1.8. The property is in Flood Zone 3. See separate Small Sites Flood Risk Assessment.
- 1.9. The site is oriented SE to NW front to back.
- 1.10. 44 Moreton Street forms part of terrace made up of nine properties, comprising a 4-1-4 group with a single taller and wider centrepiece building. No.44 is the first unit to the right of the central building in the group.
- 1.11. To the NE (right viewed from front) is No.42 Moreton Street, a similar building to No.44, with a shop/retail unit at street and basement level, and a single flat on the 3 storeys above, including a mansard loft conversion. This property also has a rear roof terrace at first floor level, with an ornate faceted bay window.
- 1.12. To the SW (left viewed from front) is No.46 Moreton Street, the central taller building in the terrace. This was originally built as a pub, known as the Devonshire Arms. In 1998 this was converted into a Pizza Express restaurant. The upper floors comprise 3 residential flats, which are accessed from the rear Moreton Close, and are known as Flats 1-3, 2 Moreton Close.
- 1.13. To the rear of No.44, in common with many Cubitt properties, the basement/lower ground floor opens onto a small rear yard. The yard contains a two-storey half width outrigger, with a glazed link leading to a two-storey garage with office room above. The garage building faces SW and opens onto Moreton Close.
- 1.14. The NE edge of the site to the rear also abuts the rear boundary of No. 2 Moreton Place, and a small part of No. 4 Moreton Place. No.2 Moreton Place is subdivided into flats (approval 87/03029/FULL). The first floor flat has a rear roof terrace, accessed from rear corridor door adjacent to a utility room. A bedroom window overlooks the rear of this roof terrace.

2. Description of property

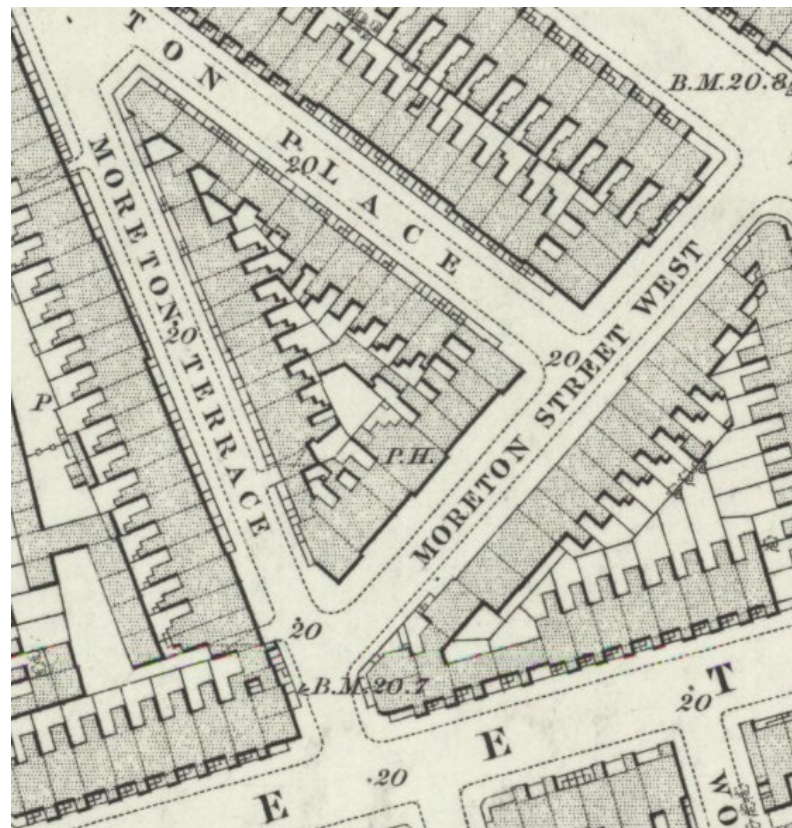
- 2.1. The existing Victorian building is terraced, brick built, part stucco-clad with corniced parapet to front and stock brick to the rear.
- 2.2. As built, the property was laid out on three floors above a basement. An additional storey was added by construction of an approved mansard roof in 2008.
- 2.3. The property comprises a Use Class E(c)(iii) office/retail unit on the upper ground floor (street level) and lower ground floor (yard level). The office premises is occupied by the owner’s business “Travel Connections.” To the side of the shopfront, is a separate entrance door leading to the Use Class C3(a) 3-bed flat above, which is laid out on 3

floors. It comprises a living/dining room and kitchen on the main first floor, 2 bedrooms on the second floor, a third bedroom on the third floor with en suite bathroom. There is a small outrigger at first and second floor half landing that contains a shared bathroom. The first-floor stair half landing opens out onto a rear roof terrace above the main outrigger below.

- 2.4. While the flat and shop/office self-contained with their own entrances, there is a linking door between the two premises on the upper ground floor. This is because the previous, and the current owner, owned/own the entire property. The current owner occupies both office Class E(c)(iii) unit for business, and the flat Class C3(a) above.

3. History of the site

- 3.1. An advert in the Morning Advertiser of March 20th, 1850, announced the disposal of the lease of a “newly erected House, the Devonshire Arms, situated in Moreton-street, Belgrave-road, Pimlico”. While individual properties in terraces were frequently numbered, there was at this time no uniform national street numbering regime in place, so a property described in this slightly long-winded way was the norm, and a practical guide to locating the address. The advertisement was placed by a “J. Hutchinson, Builder, Charlwood-street” and it is therefore quite likely that this building, along with the rest of the terrace, was erected by his firm during the preceding building season of 1849.



Left: Extract from 1869 OS map.

- 3.2. By 1869, Moreton Street was known as Moreton Street West, with separate numbering to Moreton Street to the NE. What is now No.44 Moreton Street, was known as No.13

Moreton Street West. The 1866 Post Office Directory shows that No.13 was occupied by John Samuel Young, a baker. Moreton Street West was discontinued by the mid 20thC, amalgamated with Moreton Street and the properties renumbered. No.13 became 44 Moreton Street.

- 3.3. After 1949, a garage was constructed over the rear part of the yard, opening onto a small mews accessed via an archway at No.2 Moreton Terrace. Following destruction of Nos.2 & 4 Moreton Terrace during WW2, the frontage was rebuilt, and the mews yard acquired the name Moreton Close.
- 3.4. Following planning permission in 1986, the single-storey garage was demolished and replaced with a two-storey building with garage on the ground floor and office on the first floor with a glazed link to the main outrigger.

4. Current proposals

- 4.1. No changes to the front elevation. No changes of use. No upward extension to the top storey. Works solely to the rear at first floor level and below.
- 4.2. Works to the Class C3(a) flat:
- A small rearward single-storey extension (0.5m deep x 2.9m wide) to the rear first floor half landing lobby, with a rear faceted bay window, to create a new library/study room to the flat.
 - Widening the rear section of the existing roof terrace (at the inner SW corner) to match the width of the rear outrigger (total area 2.1 sq. m).
- 4.3. Works to the Class E retail/office unit:
- A small infill rear extension (1.4m deep x 2.1m wide) at lower ground and upper ground floor levels.
 - Minor alterations to the inner facing SW windows to the rear outrigger to facilitate the above extension.
 - Widening the upper ground floor glazed link between rear outrigger and garage block, to just set back from the side face of the rear outrigger (total area 2.1 sq. m).
 - Works to the garage/office block: Replacing the existing flat roof with a 35-degree pitched hipped slate roof within existing parapets. Two low profile conservation rooflights to the NW and SE faces of new roof. Alterations to SW façade facing Moreton Close: raising centre of existing brick parapet to form brick pediment, lowering existing first floor window to form French windows with Juliette balcony. Replacement of existing pressed steel garage door with traditional timber framed door (no new footprint).
- 4.4. The works to extend the flat and retail/office unit are designed in such a way so that the completed works should blend into the existing and look as if it was always there. The new bay & garage block alterations are designed to complement the existing architecture and to provide a pleasing addition to the building and townscape.

5. Planning history

- 5.1. The property was originally built as a shop with accommodation above. The first recorded use in the 1860s was a bakery, with the owner living above the shop with his family.
- 5.2. In the modern planning era, the building has had a two-storey garage added to the rear outbuildings in or after 1986. In 2008 a mansard roof conversion was permitted, adding a third floor (08/02620/FULL).

6. Policy Context

The proposals have been designed with reference to the following relevant planning policies and guidance at national, regional, and local level:

- National Planning Policy Framework (2021)
- London Plan (2021) policy:
 - D6 Housing quality and standards
 - D: The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing, and maximising the usability of outside amenity space.
- City Plan 2019-2040 (Apr 2021) policies:
 - Policy 38: Design Principles:
 - A. New development will incorporate exemplary standards of high quality, sustainable and inclusive urban design and architecture befitting Westminster's world-class status, environment and heritage and its diverse range of locally distinctive neighbourhoods.
 - B. All development will positively contribute to Westminster's townscape and streetscape, having regard to:
 1. the character and appearance of the existing area, adjacent buildings and heritage assets, the spaces around and between them and the pattern and grain of existing streets, squares, mews, and passageways;
 2. materials, building lines, scale, orientation, access, definition, surface treatment, height, and massing;
 - Policy 39: Westminster's Heritage:
 - R. Non-designated heritage assets (including local buildings of merit)...will be conserved. When assessing proposals affecting non-designated heritage assets, a balanced judgement will be made regarding the scale of any harm or loss of the asset and the benefit of the proposed development.
- Pimlico Neighbourhood Plan (Sep 2022):
 - Policy PIM 1: Commercial and Mixed-Use Centres:
 - No change to frontage proposed, no harm to heritage significance of building in town centre hierarchy.

- Policy PIM 2: Protected historic townscape and views:
 - Proposals preserve and enhance the townscape, specifically as part of backdrop to views from the rear of properties in Moreton Terrace and Moreton Place. Proposals are not visible from Moreton Street.
- Policy PIM 3: Upward extensions in the Pimlico Conservation Area:
 - No upward extension above roofline proposed.
 - Small scale rear extensions are at first floor level and below.
 - Proposals designed to blend into existing.

- Pimlico Conservation Area Audit (2006):
- Pimlico Design Guide (2006) - Supplementary Planning Guidance:

12.2 Rear Extensions and Alterations

12.2.2 Additional extensions may be acceptable if:

They do not cause unacceptable reductions in daylight or other amenity standards to adjoining properties.

They follow the pattern of existing rear extensions in terms of depth, width, height, and detailed design where a clear pattern exists.

They do not rise above the penultimate storey level unless the prevailing pattern is for full height projections.

12.3 Detailing

12.3.1 The design, detailing and materials of any extensions should respect those of the original buildings. This usually means that weathered, yellow London stock bricks should be used with gauged arches. Windows should be traditional timber hung-sliding sashes set behind 115mm (4½") reveals. Traditionally designed French windows may be acceptable where access to the garden or roof terrace is required.

- New windows in the proposal will be carefully designed: counter balanced, double hung, sliding sash timber windows with slender glazing bar profiles and individual double-glazed panes, to visually match the existing original windows.
- New windows will be set back properly to 115mm reveals, with masonry cast cills to match existing.
- New timber faceted bay will be traditionally detailed French windows with attractive cornice and spandrels to support a visually slender traditional bossed end roll, flat lead roof.

7. Planning considerations

- 7.1. Wishing to engage proactively with the Council before submitting a full planning application, the applicant undertook a pre-application submission earlier in 2023.
- 7.2. Material Considerations: The planning considerations for an extension to the existing building, relate to the impact of the proposed extension on the character and appearance of the existing property along with the surrounding Conservation area and

the impact upon neighbour amenity, specifically privacy and access to daylight and sunlight.

- 7.3. **Character and Appearance:** London Plan policies 7.4 and 7.6, City Plan 2019-2040 policies 38 and 39, requiring well designed proposals that are of the highest architectural quality and incorporate a design that is appropriate to its context, so that development relates positively to the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings, thus enhancing the character of the wider area.

The proposals in their design, size and positioning are intended to read as a subordinate addition to the host building. The development is designed to read as a cohesive whole and to enhance the existing townscape scene.

- 7.4. **Neighbouring Amenity:** Westminster policy states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion, and noise.
- 7.5. **Relationship to No.46 Moreton Street:** No.46 operates as a restaurant on lower ground and upper ground floor level. There are no changes to the outlook from the windows to this property.
- 7.6. **Relationship to Flats 1-3, No.2 Moreton Close:** The proposed extensions to the main building will not be visible at a normal viewing angle from the rear windows of these flats. The modest enlargement to the existing roof terrace will have no detrimental affect on the amenity of these properties.
- 7.7. **Relationship to "The Mews House," No.3 Moreton Close:** The proposed extensions to the main building will not be visible from this property. The proposed changes to the garage block will have no impact on the amenity of the property. The enhancement to elevation will improve the aesthetics of the current elevation to the mews.
- 7.8. **Relationship to No.42 Moreton Street:** No.42 was until recently a shop selling antique textiles on upper ground and lower ground floor levels, with a self-contained flat on three levels above. There is an existing rear roof terrace with bay at first floor level. The proposed rear bay at No.44, although of a different design, mirrors this as a general feature.
- 7.9. **Relationship to Flats to No.2 Moreton Place:**

- 7.9.1. **Existing roof terrace at the rear of No.2 Moreton Place:** like most roof terraces in this triangular block, it is in close proximity to other similar adjacent terraces. This roof terrace abuts the roof terrace of No.42 Moreton Street directly to its SE. There is no change its the relationship to the existing roof terrace to No.44. Railings and trellis to the to the NE side adjacent will be no higher than existing, at 1.1m. The newly proposed bay window is further away than the existing bay window to No.42. Nonetheless, a similar scalloped trellis enclosure is proposed adjacent to the bay,

as exists at No.42, to provide a layer or privacy/screening, without impacting on daylight and sunlight.

- 7.9.2. **Basement/lower ground floor flat:** There are bedroom windows at upper ground floor level facing SW, with a small rear yard below that. The proposed 0.5m single storey rear first floor extension and bay window will have no detrimental effect on the amenity of these rooms or this yard, with no additional loss of daylight or privacy. The proposed alterations to the garage roof will be invisible from all rear windows to this flat and the roof will cast no shadow over these windows or the existing rear yard at lower ground floor level.

8. Visualisation

A detailed CAD study model has been produced to accurately explore and demonstrate the design in its context, and an annotated selection of views from different viewpoints is attached to the planning documents (revised document issued 27th November).

9. Accessibility

- 9.1. The proposals are of a minor scale and to an existing residential unit and retail/office unit, respectively. The scope and scale of the proposals does not offer the opportunity to alter the existing accessibility.

10. Sustainability Statement

- 10.1. The Proposals are of a minor scale to an existing property (less than 20 sq. m.).
- 10.2. **New thermal elements to flat:** (0.5m deep first floor extension to flat and attached new rear bay window) will be constructed in compliance with the Building Regulations Approved Documents, Specifically Part L in respect of component and overall U-value requirements.
- 10.3. **New thermal elements to office/retail:** (replacement roof to garage/office block, extended flat roof and widened link below, lower, and upper ground floor infill extension to main building) will be likewise constructed to be in compliance with the Building Regulations Approved Documents, specifically Part L in respect of component and overall U-value requirements.
- 10.4. **Replacement thermal elements to flat:** (newly formed library/study): insulated lining to external solid brick walls to be provided to improve thermal insulation.
- 10.5. **Replacement thermal elements to office/retail:** (remodelled windows arrangement to existing outrigger, existing floor to garage office): Existing single-gazed windows to be replaced double glazed windows. Additional dry lining insulation to be formed to external walls. Office floor: improved thermal insulation to be provided to existing office floor above garage.
- 10.6. **Services:** (heating): existing gas boilers to both properties are SEDBUK A and A+ respectively, will be replaced with ErP A+++ appliances, to improve boiler efficiency and reduce emissions.
- 10.7. **Services:** (drainage): main private downstream run from upper manhole (where all services flow via) will be provided with a (roddable) inline non-return valve.
- 10.8. **Electric vehicle charging:** An EV charging point will be added to the garage.
- 10.9. The above compliances are considered to be an appropriate and proportionate response to the scale and scope of the development.

11. Consultation

We intend to notify the adjoining owners with a courtesy letter setting out the proposal and with a project image.

In conclusion

We welcomed the opportunity earlier this year to discuss the proposals at pre-app stage to enable meaningful discussion to take place between applicant, agent, and the Council. By engaging proactively prior to making a full application we have established what is acceptable to the planning department and have shaped the proposals accordingly to minimise the potential for objection.

We trust that the proposal responds sensitively to the constraints and context of the conservation area and protects the amenities of adjoining owners.

Hillier Associates – November 2023