

Heritage Statement for:

**Kings Buildings
16 Smith Square,
London SW1P 3HQ**

Introduction

This document has been prepared for Tepbrook Properties, freehold owners of Kings Buildings, 16 Smith Square, London SW1P 3HQ.

The property is situated on the corner of Dean Stanley Street (previously Church Street) and the east side of Smith Square in the Borough of Westminster. It is not listed but has been labelled as an 'unlisted building of merit' by the local authority within the Smith Square Conservation Area.

The site was extensively redeveloped in the late nineteenth century and in circa 1920's. The commercial building is constructed in handmade brown bricks in a variety of bonds with stone dressings. The main entrance to the building is on Smith Square.

This document describes the significance of Kings Buildings as a heritage asset.

The Proposed works

Tepbrook Properties Limited, freehold owners of the above Kings Buildings, engaged Avison Young to survey the property, due to issues with extensive water ingress within the basement storey. This property is not statutory listed but lies in the Smith Square Conservation Area. The premises are understood to date from c 1920, and this application relates to a small rear elevation roof that may have been previously part of the external rear yard that was later infilled.

The existing roof to this small area of basement accommodation is formed in single glazed Georgian wired glass, provides no thermal value and has reached the end of its economic life. It leaks, the gutter is inaccessible and regularly blocks causing flooding within the basement, as there is no safe access for its maintenance. Skylights also provide no thermal value, being formed in steel frames with single glazing.

The proposed works are therefore to replace the existing roof with a new solid timber framed and insulated lean-to roof incorporating six new double-glazed Velux skylights, an accessible box gutter and maintenance walkway over the new basement roof. This will improve the thermal value of the accommodation below and ensure a safe environment for maintenance. The project works will be conducted out of normal working hours.

The new roof will enable the space below to be used safely and as the roof will be insulated to provide thermal comfort to the occupants. It will also include a guardrail and walkway over the parapet gutter to enable safe maintenance from the existing building, all in accordance with current Building Regulations. The roof is not visible in Smith Square and is above basement storerooms, as such we do not believe this will have any impact on the Smith Square Conservation Area.

The design of the new works is shown in the following drawings:

- Ground Floor Plan, Plan of Lightwell Roof and Section Through Lightwell Roof – PR-01 Rev –
- Basement Floor Plan and Section Through Lightwell Roof – PR-01 Rev –
- Basement Floor Plan and Section Through Lightwell Roof – PR-02 Rev –
- Detail Through New Roof and Rooflight – PR-03 Rev –
- Details of New Safety Balustrade – PR-04 Rev –



Figure 1 - The north side of Smith Square in 1926



Figure 2 - St John's, Smith Square, from Dean Bradley Street in 1920

Impact Assessment and Policy Compliance

The existing rooflights are in a poor and dangerous condition for the unit to be occupied and need to be replaced with new improved maintenance access for future prevention of blocked gutters. To allow for the safe maintenance, a new metal balustrade will be installed to the wall extending above the parapet wall. Where possible the brick wall, existing steel and coping stones will all be reused for the current appearance to remain.

A galvanised supporting frame is to be affixed to the existing brick wall and a liquid roof membrane is to extend up the parapet wall and beneath the existing coping stone forming a sloping box gutter. Six new double-glazed Velux rooflights are to be installed within the new sloping roof covering.

Summary

The property's basement has extensive water ingress through the roof to the rear east elevation due to this reaching the end of its life and a poor access to the area for maintenance purposes. The existing skylights also provides no thermal value, being formed in steel frames with single glazing, much of which is cracked.

This property is not statutory listed but lies in the Smith Square Conservation Area. The premises are understood to date from c 1920, and this application relates to a small rear elevation roof that is not visible apart from the rear windows of surrounding buildings.

The proposed works are therefore to replace the existing roof and skylights over the basement and replace it with a lean-to roof with liquid applied system and incorporate 6 new double-glazed Velux rooflights. This will improve the thermal value of the accommodation below and ensure a safe environment.

In summary, the proposed works are at the rear of the building not visible from Smith Square, we therefore do not believe this will have any impact on the Smith Square Conservation Area. Conversely, the works will assist with preserving and maintaining the upkeep of the property and allowing for the demise to be safely occupied and formed in more sustainable and improved thermal materials in keeping with the property.



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