

## **Design & Access Statement for:**

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

### **Introduction**

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

The existing roof has reached the end of its economic life, as it leaks, the gutter is inaccessible and regularly blocks causing flooding within the basement, as there is no safe access for its maintenance. The existing skylights also provide no thermal value, being formed in steel frames with single glazing.

### **Design**

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 –

The design is to replace the existing lean-to roof between the main building elevation and the parapet wall incorporating six new skylights, box gutter and maintenance walkway with a steel balustrade.

### **Access**

The property is terraced neighbouring Cromwell House and Nobel House with no access to the rear courtyard from the front or rear. This application will not change or alter access to the building.



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**20 October 2023**