



**Report: Design and Access Statement**

**Client: The Portman Estate**

**Property Address: 57 Great Cumberland Place**

**Date: 13 October 2023**

**MDB Associates**

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## Contents

<b>1.0</b>	<b>Assessment of Site and its Context</b>
1.1	Basis of Proposal
1.2	The Building
1.3	The Portman Estate Conservation Area
<b>2.0</b>	<b>Design, Appearance and Sustainability</b>
2.1	Purpose of Proposal
2.2	Proposed Relationship to the Existing Building and Setting
2.3	Neighbourly Issues
2.4	Accessibility
2.5	Impact on Public Routes
2.6	Landscaping
2.7	Consideration of Appearance and Alterations
2.8	Materials
2.9	Impact on Street Scene
2.10	Sustainability of Proposal
2.11	Storage of Waste and Recyclable Materials
<b>3.0</b>	<b>Summary and Conclusions</b>

Appendix A: Schedule of Photographs

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	For and on behalf of MDB Associates LLP
Date:	October 23

## **1.0 Assessment of Site & Its Context**

### **1.1 Basis of Proposal**

1.1.1 This design and access statement is prepared in accordance with the guidance as provided by Westminster City Council for Design and Access Statements by MDB Associates on behalf of The Portman Estate.

1.1.2 This application is made for Planning and Listed Building Consent to allow for the following works to be completed to 57 Great Cumberland Place as part of an external maintenance and repair programme:

1. New lead roof finish to the existing mews at the rear of the property.
2. New lead gutter to the existing main roof.

### **1.2 The Building**

1.2.1 57 Great Cumberland Place is a Grade II Listed six-storey residential building built circa 1811-1820 and forms part of the Portman Estate.

1.2.2 As part of the same address, there is a mews property to the rear of 57 Great Cumberland Place which backs on to the private courtyard to Bryanston Court. It is currently not known if the mews was built at the same time as the main terraced building, however, it has been deemed listed building consent is necessary due to the mews and terraced property forming one address.

### **1.4 The Portman Estate Conservation Area**

1.4.1 The Portman Estate was first designated as a conservation area in 1967 to cover the late 18<sup>th</sup> and early 19<sup>th</sup> Century residential properties developed by the Portman Estate. It was extended in 1979 to include parts of Seymour Place and Marylebone Road and once again in 1990 to include Portman Square and parts of Oxford Street and an area north of Crawford Street.

1.4.2 There are approximately 600 Grade II listed buildings and a handful of Grade I and Grade II\* listed buildings within the conservation area. The key features of the area are:

- The highly disciplined and formal layout of the squares and streets.
- The grid pattern of streets and squares spreading north and west from Portman Square.
- The formal 18<sup>th</sup> Century planned hierarchy of square, thoroughfares and side streets.
- The hierarchy of first and second-rate houses on main roads and squares and third rate houses on side streets.
- The general construction of the houses within the conservation area is stock brick with modest stucco dressings. Some of the buildings have more extravagant stucco bases.

## **2.0 Design, Appearance & Sustainability**

### **2.1 Purpose of Proposal**

2.1.1 A listed building application was applied for that involved repairs to the main roof of 57 Great Cumberland Place. Once the scaffolding was up it was decided to investigate the condition of the lead roof to the rear mews property. The lead was found to be in poor condition due to a lack of natural ventilation which had caused the lead roof finish to corrode over time.

2.1.2 The listed building application number for the works was 21/08513/LBC.

2.1.3 The proposal is to strip off the existing roof finish and create a ventilated void with the use of timber furring pieces and a ply deck. The roof will be finished in Code 8 lead. This will promote natural air movement beneath the lead and avoid corrosion over time.

2.1.4 The existing roof to the main building is also shown to be leaking. The proposal for the main will include new Code 9 lead guttering to the perimeter of the roof.

### **2.2 Proposed Relationship to the Existing Building and Setting**

2.2.1 The proposed works are designed to replace the existing roof and guttering on a like for like basis with the addition of air ventilation. The proposed works are minimal in terms of effect to the character and scale of the property.

## 2.3 **Neighbourly Issues**

2.3.1 The proposals have not been discussed with the owners of the neighbouring properties surrounding 57 Great Cumberland Place. However, the proposal will have a minimal effect on the view as seen from pedestrian level and / or the properties down the street.

## 2.4 **Accessibility**

2.4.1 Access to the building will remain as existing for the duration of the works.

## 2.5 **Impact on Public Routes**

2.5.1 The proposals will not have an impact on the public routes.

## 2.6 **Landscaping**

2.6.1 There are no proposed alterations to the existing landscaping.

## 2.7 **Consideration of Appearance and Alterations**

2.7.1 The proposed alterations and works will respect the listed nature of the building and surrounding area. All materials and methods of construction proposed are sensitive to the nature of the property and surrounding area.

## 2.8 **Materials**

2.8.1 We have specified all materials used to be in keeping and sympathetic to the existing fabric of the building and the surrounding properties. The proposed works are as identified above and on the attached drawings.

## 2.9 **Impact on Street Scene**

2.9.1 There will be no impact to the street scene.

## 2.10 **Sustainability of Proposal**

2.10.1 The proposals for the new lead roof will use materials to match the existing construction methods and techniques.

## 2.11 **Storage of Waste and Recyclable Materials**

2.11.1 The proposal does not affect the existing facilities in respect of storage of waste and recyclable materials.

## 3.0 **Summary & Conclusions**

3.1 The existing lead roof to the mews property at the rear of 57 Great Cumberland Place has corroded over time due to a lack of natural ventilation. A new roof with a ventilation void and lead covering is vital to preserve the roofs lifespan.

3.2 The lead guttering to the main roof is in need of replacement to provide natural ventilation to the underside of the lead but also to prevent damp penetration.

3.3 The choice of proposed materials is sympathetic to the existing building and respects the vernacular.

3.4 The design pays particular regard to the listed nature and relevant planning policies; we hope you support the proposals.

## Appendix A : Schedule of Photographs



**Photo A :** front elevation of 57 Great Cumberland Place.



**Photo B** : Main roof to 57 Great Cumberland Place



**Photo C** : Roof to the mews property at the rear of 57 Great Cumberland Place





**Photo D** : Corrosion to the underside of the lead roof due to the lack of natural air ventilation



**Photo E :** Lead hydroxide formation to the existing roof dormer due to the lack of natural air ventilation