



28 Old Queen Street

Statement

(including Design & Access, and Heritage)

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1. Introduction

Proposal

- 1.1 This statement has been produced to support an application for listed building consent and planning permission at:

28 Old Queen Street, London SW1H 9HP

- 1.2 The application description is:

Installation of telecommunications equipment (fibre internet)

- 1.3 The proposals comprise the installation of fibre optic broadband cable to upgrade the building's connectivity and provide the dwelling with the full fibre broadband.

- 1.4 Further details are provided on the application form.

- 1.5 The purpose of this statement is to review the prevailing policies and other material considerations that are relevant to the determination of the application and to present a case for granting listed building consent.

- 1.6 This document should be read in conjunction with the specification information submitted with this application.

Location and context

- 1.7 28 Old Queen Street is a Grade II Listed residential townhouse on the north side of Old Queen Street comprising of a basement, five floors and a further, later roof extension.

- 1.8 The property is Grade II listed. The listing (ref: 1225627) was made on 5 February 1970:

'TQ 2979 NE CITY OF WESTMINSTER OLD QUEEN STREET, SW1 91/14 (north side) 5.2.70 Nos 26 and 28 G.V. II Pair of terraced town houses. c1800 rebuild. Darkened brick, slate roof. 5 storeys, basement and dormered mansard. Each 3 windows wide. Entrances to right; No 26 with Doric columned portico-porch, square headed doorway with panelled door and side lights under fanlight; No 28 with semicircular arched doorway, panelled door and side lights under radial patterned fanlight, later C19 bracketed hood. Recessed sashes, glazing bars intact to No 26, under gauged flat arches; the 1st floor windows set in blind arcade. Stucco plat band to 1st floor. Parapet with coping. Cast iron area railings with urn finials. Cantled bays to rear St James's Park elevations with cast iron geometric patterned balconies. Survey of London; Vol X'

1.9 The application property is shown below:



Figure 1:

Extract from Historic England records, with the application site marked with a red arrow

1.10 The property is located within the Birdcage Walk Conservation Area:

'The Birdcage Walk Conservation Area was designated on 6th June 1969. It was later extended in 1971 and 1980. It is located in the southern half of the City of Westminster, south of St James's Park. Birdcage Walk and part of Buckingham Gate form the northern boundary of the area and part of Palace Street mark the western boundary. The southern part of the area boundary includes the south side of Castle Lane, St James's Court. The area continues along Petty France to Palmer Street. At the east it covers Queen Anne's Gate and Old Queen Street, the subject of this application. Birdcage Walk Conservation Area runs alongside The Royal Parks Conservation Area to the north, Broadway and Christchurch Gardens Conservation Area to the south and Westminster Abbey and Parliament Square Conservation Area to the east.'

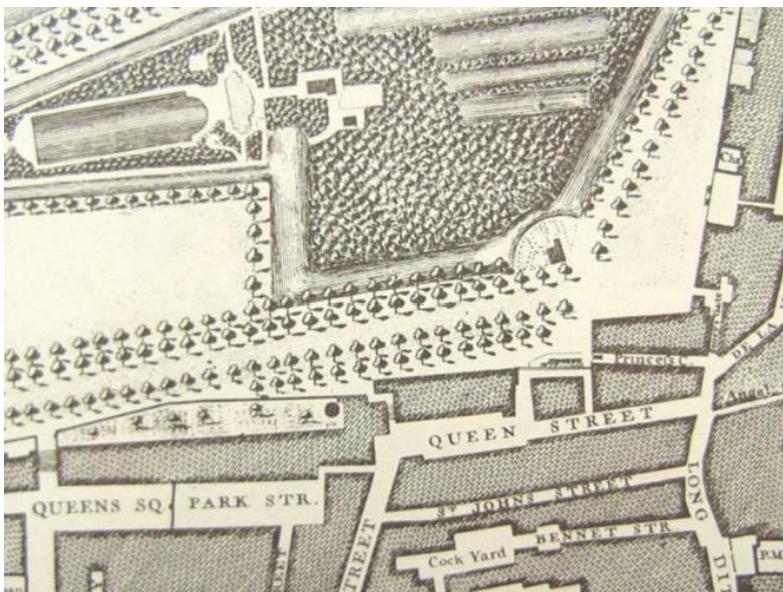


Figure 2:

Detail from John Roque's map of 1745

2. Appraisal

- 2.1 The proposals will retrofit the building with the infrastructure required to offer full fibre superfast broadband to the occupiers of this residential dwelling.
- 2.2 Provision of fibre broadband is supported at all levels of planning policy and a main objective of the UK Digital Strategy.
- 2.3 The NPPF confirms planning policies and decisions should support the expansion of electronic communications networks, including new full fibre broadband connections. London Plan policy SI6 and Westminster City Plan policy 19 similarly confirms support for the delivery of full fibre or equivalent digital infrastructure. The proposals are therefore supported by policy and considered entirely acceptable in principle.
- 2.4 In terms of design and heritage considerations, it is important to note that the proposed installation would involve no equipment being installed to the exterior of the property. The proposals will therefore have no impact on the visible front street facing elevations of the building.
- 2.5 Internally, the cabling will route from the basement unit (FSB) and through the building making use of service voids, access panels, existing trunking, and other internal service areas where possible to limit visibility of the cabling. Entry for the cabling to the seventh floor will be via existing service channels, cable / pipe entry points or should a new entry be required, via discretely positioned access holes drilled to accommodate the cabling.
- 2.6 The cabling will not be visible to the public realm and will have a negligible impact upon the character and appearance of the building both internally and externally. Therefore, there will be a negligible impact in terms of significance of the listed building and wider appearance and setting of the Birdcage Walk Conservation Area.
- 2.7 The works are considered to be in full accordance with national planning guidance, the London Plan and local policies 19, 38 and 39 with regards to design and the historic environment.

3. Conclusion

- 3.1 The proposals will allow for the installation of fibre optic cabling to provide full fibre broadband to the application property. Provision of fibre broadband connectivity and upgrading of digital infrastructure is supported at all levels of planning policy and considered acceptable in principle.
- 3.2 The cabling and other equipment will be sensitively located, utilising existing internal infrastructure, thereby ensuring a negligible impact to the listed building, preserving its special architectural and historic interest – and significance – in accordance with national, regional and local planning policy objectives.
- 3.3 The proposals also comprise a significant investment into the heritage asset, upgrading its infrastructure to further secure its optimum viable use.
- 3.4 We trust that you have sufficient information in order to register and support the application proposals.
- 3.5 However, should you have any queries then please do not hesitate to get in contact.
- 3.6 We look forward to receiving a positive decision in due course.



allPlanning.co.uk

info@allplanning.co.uk

020 7459 4521

64 Nile Street

London

N1 7SR

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