

Appendix E

2009 PP and LBC Approved Documents

File Note 690 : St Georges Square, London SW1V 2HX

Planning Statement : 4th November 2008

- 1.0 The proposal is for the conversion of bedsits into a single family dwelling with a self-contained staff flat at basement level.
- 2.0 This proposed change of use is in accordance with Policy H5 of the UDP. The site lies within the protected area of Belgravia and Pimlico as identified in Map 3.1 (copy attached with site indicated). In these areas family houses are protected from conversion.
- 3.0 In addition to this, clause 3.93 (under Policy H7) states that "where an HMO is in designated family housing area, the City Council will favourably consider change to a single family dwelling house".
- 4.0 A precedent for such a conversion is Application 07/00203/FUL which permitted a similar change of use in neighbouring Belgrave Road.

Concl/ V:\Jobs\690\690-stat-081104.doc



Areas where Single Family Dwellings will be Protected from Residential Conversions: Belgravia and Pimlico Areas

Map
3.1



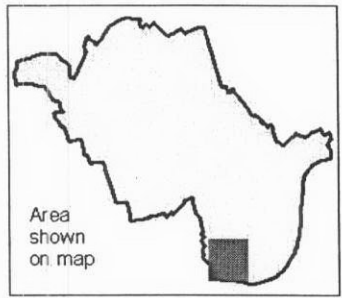
CITY OF WESTMINSTER
11 08 - 0809259
PLANNING AND CITY DEVELOPMENT

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Not to scale

-  Area Covered
-  Council Boundary



21 St Georges Square, London SW1V 2HX

Design and Access Statement Combining a Historic Building Assessment : 29th November 2007 **Rev A : 08 April 2008**

- 1.0 Background
 - 1.1 This report has been prepared to provide supplementary information in respect of a proposed change of use of a six storey terraced property currently in use as a house in multiple occupation.
 - 1.2 It is proposed that the accommodation will provide for the return to use as a single family house.
 - 1.3 The property is 'Listed' as one of a number of properties which form a distinctive terrace (see attached photographs).
- 2.0 Property Location
 - 2.1 The property is located to the north east side of St Georges Square, Pimlico.
- 3.0 Property Context
 - 3.1 The proposed property is one of an extended terrace of (originally) very similar properties with a wide road separating a similar extended terrace.
 - 3.2 The general street scene is mixed in use with a number of hotels and hostels together with further properties in multiple occupation and single residential use.
 - 3.3 The buildings to this terrace are relatively large (six storey) when compared with the smaller scale of the other residential properties within the general area.
 - 3.4 There are a number of mansard roof extensions of various forms within both the terrace and general street scene.
 - 3.5 The property has the benefit of more recent, but not modern, alterations and a hard landscaped garden area to the rear of the property.
 - 3.6 Within the immediate vicinity of the property there are a wide range of rear extensions which create a pattern and precedent for similar extensions to that proposed. These include a number of rear extensions at first floor level above the typical existing two storey rear extensions.
- 4.0 Existing Use
 - 4.1 The building is currently occupied and used as a house in multiple occupation, a use which has been in place for a number of years.
 - 4.2 Within the property an extensive range of alterations and additions have been previously made to suit the current use.
 - 4.3 These include the introduction of extensive partitioning to divide original room spaces and form smaller bedrooms, bathrooms and lobbies.
 - 4.4 The property has a range of intrusive service provisions resulting from the current use and large numbers and distribution of toilet, bathroom and kitchen facilities to suit the 'bed-sit' arrangements.
 - 4.5 The property has been upgraded at some point historically to provide fire protection works to suit the multiple occupation.
 - 4.6 The consequential effect of this use and previous works to the property has resulted in very extensive removal and replacement of original internal building features.
- 5.0 Proposals
 - 5.1 It is proposed to strip out most, if not all, of the more recent internal additions and sympathetically restore and refurbish the property to close to original room forms.
 - 5.2 Those few original features which remain will generally be protected and restored, with new works seeking to sympathetically renew features in main areas.
 - 5.3 The proposed extension area forms a neat, discrete subordinate infill between flank walls of the existing adjoining property and existing rear extension.
 - 5.4 A very limited number of new internal openings are proposed within existing (original) walls to provide spatial organisation suited to modern family living arrangements.
 - 5.5 A very limited number of wider internal openings are proposed within the more recent rear extension areas.
 - 5.6 A new mansard roof extension is proposed to match the adjacent building at 23 St Georges Square.

6.0 Front Elevation

- 6.1 The front elevation forms part of a repetitive terrace of groups of originally identical properties. It is believed to be mostly as original with timber single glazed casement windows with a full range of brick and render features including window surrounds, cills, corbels, pilasters and columns in reasonable condition. The main works proposed relate to easing, adjusting and putting the windows back into fully serviceable condition.
- 6.2 The property has a soil vent pipe erected some years ago which will be retained.
- 6.3 Some minor works have been carried out to the front door side panels. It is proposed to reinstate these to match the original glazing features.
- 6.4 The new mansard roof extension is set back so as not to have an undue visual impact on the front façade.

7.0 Rear Elevation

- 7.1 The rear of the property is formed generally in brickwork with masonry features and some concrete lintels to the rear extension.
- 7.2 The rear of the property has had many adjustments and additions over time including reworking of a number of the window openings, particularly at lower levels.
- 7.3 Lower masonry levels have been painted.
- 7.4 Existing external services will be rationalised.
- 7.5 The new mansard roof extension is set back so as not to have an undue visual impact on the rear façade.

8.0 Internal Doors

- 8.1 All the existing doors are modern fire rated door with the exception of the front door and one half landing cloakroom (four panel) door. All the modern doors will be replaced with four panel doors.

9.0 Plasterwork Features

- 9.1 Little remains of the original plasterwork features. Where these exist they tend to be 'incomplete'. Those features which remain will be repaired and completed within individual rooms and further features sympathetic to the building will be added in main rooms at ground and first floor level.

10.0 Fireplaces

- 10.1 There is one fireplace of reasonable quality which will be renovated and retained. A further fireplace will be added to the first floor front room.

11.0 Architraves and Skirtings

- 11.1 There is a very mixed provision of skirtings and architraves within the building as these have been extensively replaced, adapted and patched with the previous installation of partitions and doors etc. These will be assessed for repair and reinstatement on a room by room basis following removal of the modern partitions and doors.

12.0 Banister

- 12.1 There is a reasonably high percentage of original banisters and balusters. These will be restored to match the original where missing.

13.0 Access

- 13.1 There is a pedestrian and vehicle access to the front of the proposed site.
- 13.2 Because of the historic building considerations, the property is not considered suitable for providing full disabled access facilities such as lifts and ramps. Existing staircases and steps together with their handrails however are generally suitable for ambulant disabled access and assisted access can be provided at ground floor level.
- 13.3 Other considerations for the disabled will be made under the provisions of the building regulations.
- 13.4 A new passenger lift to allow access to all floors is proposed. This is located in the WC closet area off the landings. This is a small lift that does not impinge on the historic room shapes. It is similar to lifts we have installed in compatible locations in a set of Grade II Listed Buildings in Nos. 37, 67 and 78 Holland Park, London W1.

14.0 Planning Policy

- 14.1 The property is located in an area identified in the UDP where conversions from HMO's to family homes will be permitted.

15.0 Photographs

15.1.1 The following photographic sheets are attached:

- 690-P1 Cornices and Dado Rail Skirting Ground Floor
- 690-P2 Cornices First Floor
- 690-P3 Skirting First Floor
- 690-P4 Cornices and Panelling Second Floor
- 690-P5 Cornices and Skirting Flat 1 Ground Floor
- 690-P6 Flat 1 Ground Floor
- 690-P7 Flat 2 Ground Floor
- 690-P8 Flat 2 Ground Floor, Flat 4 First Floor
- 690-P9 Flat 4 First Floor
- 690-P10 Flat 4 First Floor
- 690-P11 Flat First Floor
- 690-P12 Arch Flat 4 First Floor, Flat 8 Second Floor
- 690-P13 Flat 8 Second Floor, Flat 9 Second Floor
- 690-P14 Flat 9 Second Floor, Flat 10 Third Floor
- 690-P15 Flat 10 Third Floor, Flat 11 Third Floor
- 690-P16 Flat 11 Third Floor, Fireplace Flat 8 Second Floor
- 690-P17 Rear Elevation, Front Elevation
- 690-P18 Rear Elevation
- 690-P19 Rear Elevation
- 690-P20 Rear Elevation
- 690-P21 Rear Elevation

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Chartered Architects

690 – P1 – 21 St. Georges Square, London SW1V 2HX



CITY OF WESTMINSTER
RECOMMENDATION APPROVE

19 JAN 2009

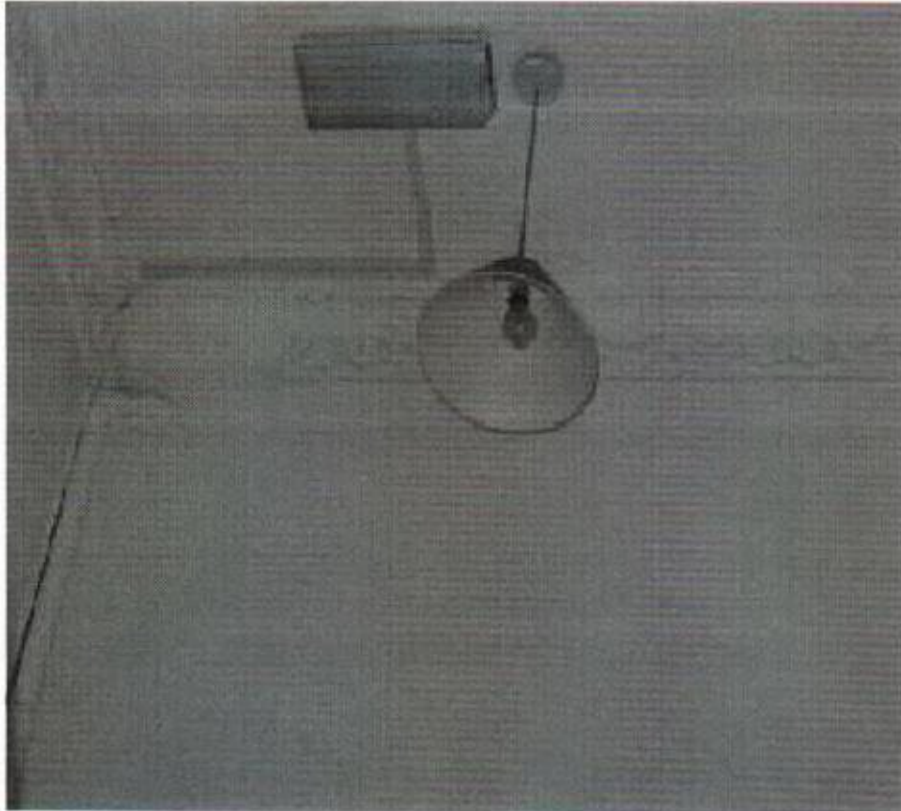


1, 2 CORNICES AND DADO RAIL SKIRTING GROUND FLOOR

AB (London) Ltd. T/A A.J. Browne & Co
Reg No: 3890428 (England)

A J Browne & Company
Chartered Architects

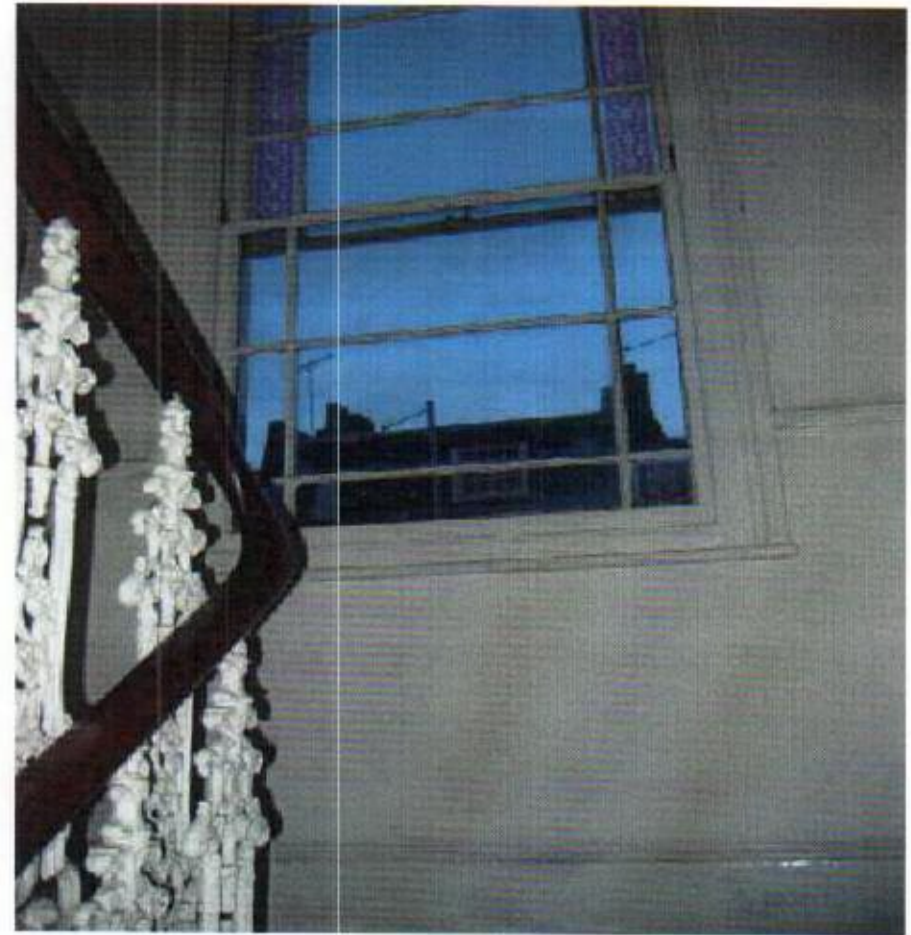
690 – P2 – 21 St. Georges Square, London SW1V 2HX



3, 4 CORNICES FIRST FLOOR

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690 – P3 – 21 St. Georges Square, London SW1V 2HX



5,6 SKIRTING FIRST FLOOR

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690 – P4 – 21 St. Georges Square, London SW1V 2HX



7,8 CORNICES AND PANELLING SECOND FLOOR

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9,10 CORNICES AND SKIRTING FLAT 1 GROUND FLOOR

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690 – P6 – 21 St. Georges Square, London SW1V 2HX



11, 12 FLAT 1 GROUND FLOOR

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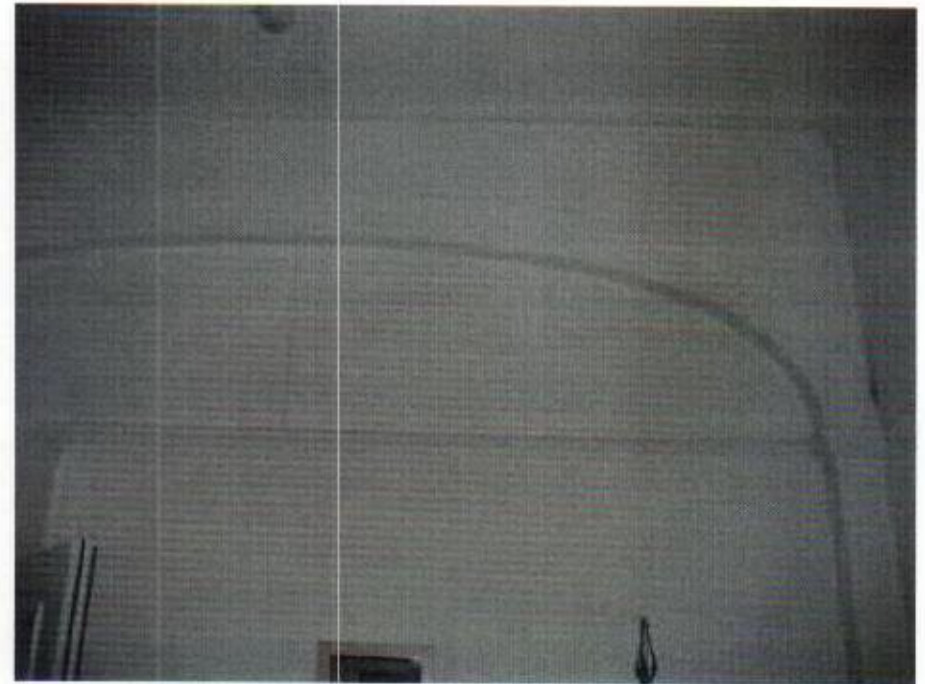
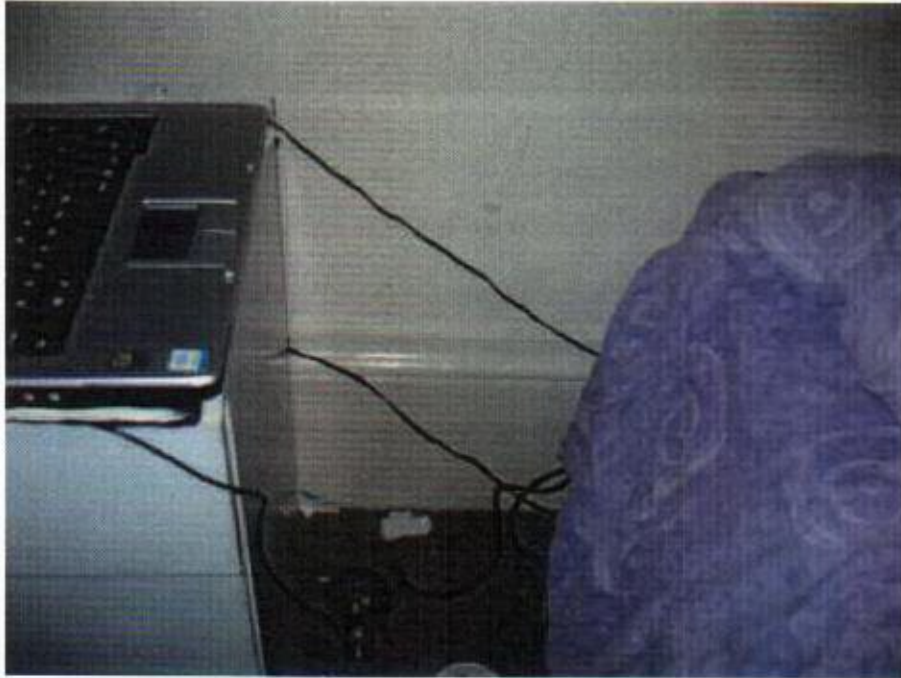
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13, 14 FLAT 2 GROUND FLOOR

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690 – P8 – 21 St. Georges Square, London SW1V 2HX



15 FLAT 2 GOUND FLOOR

16 FLAT 4 FIRST FLOOR

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690 – P9 – 21 St. Georges Square, London SW1V 2HX



17, 18 FLAT 4 FIRST FLOOR

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690 – P10 – 21 St. Georges Square, London SW1V 2HX



19, 20 FLAT 4 FIRST FLOOR

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690 – P11 – 21 St. Georges Square, London SW1V 2HX



21, 22 FLAT FIRST FLOOR

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690 – P12 – 21 St. Georges Square, London SW1V 2HX



23 ARCH FLAT 4 FIRST FLOOR

24 FLAT 8 SECOND FLOOR

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690 – P13 – 21 St. Georges Square, London SW1V 2HX



25 FLAT 8 SECOND FLOOR

26 FLAT 9 SECOND FLOOR

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690 – P14 – 21 St. Georges Square, London SW1V 2HX



27 FLAT 9 SECOND FLOOR

28 FLAT 10 THIRD FLOOR

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690 – P15 – 21 St. Georges Square, London SW1V 2HX



29 FLAT 10 THIRD FLOOR

30 FLAT 11 THIRD FLOOR

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690 – P16 – 21 St. Georges Square, London SW1V 2HX



31 FLAT 11 THIRD FLOOR

32 FIREPLACE FLAT 8 SECOND FLOOR

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690 – P17 – 21 St. Georges Square, London SW1V 2HX



REAR ELEVATION

FRONT ELEVATION

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690 – P18 – 21 St. Georges Square, London SW1V 2HX



REAR ELEVATION

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REAR ELEVATION

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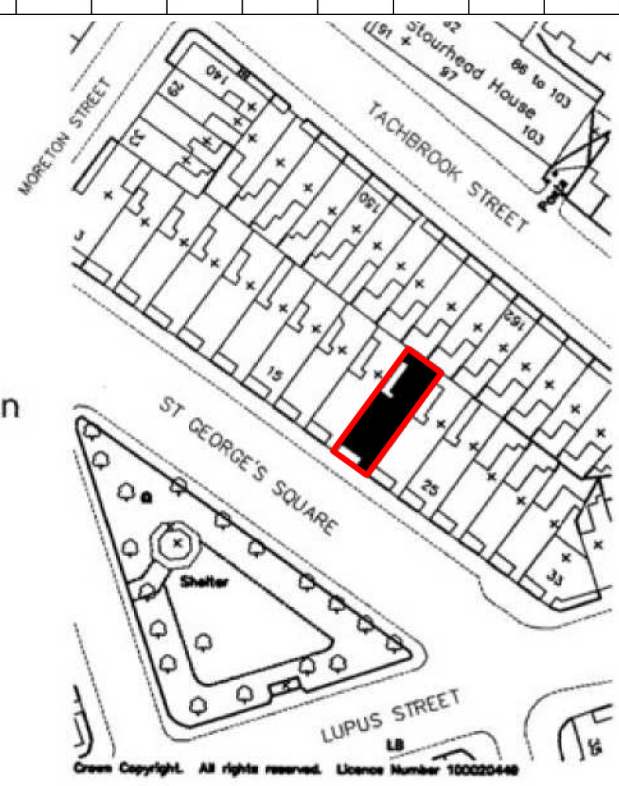
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Reg No: 3890428 (England)

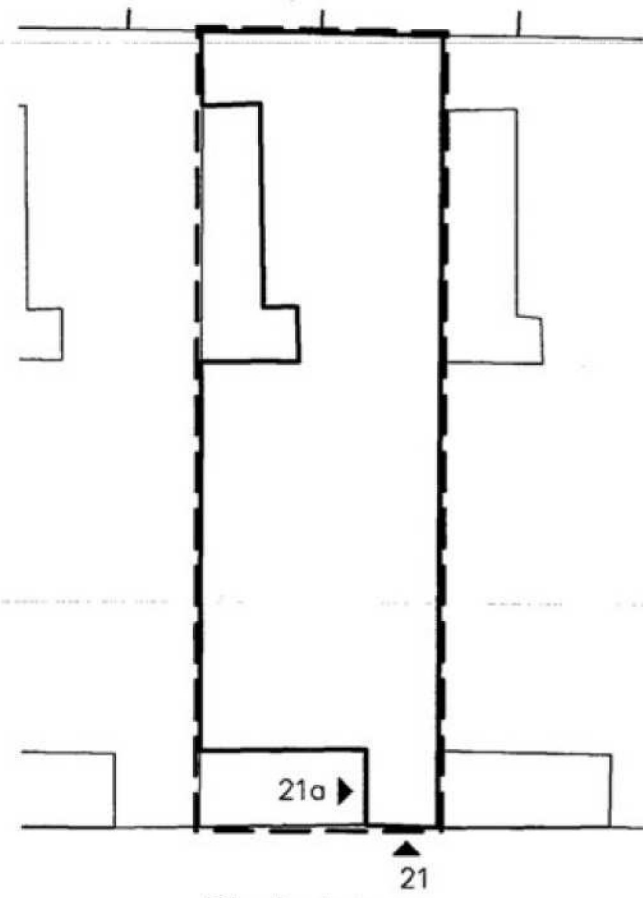
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Site location plan
1:1250



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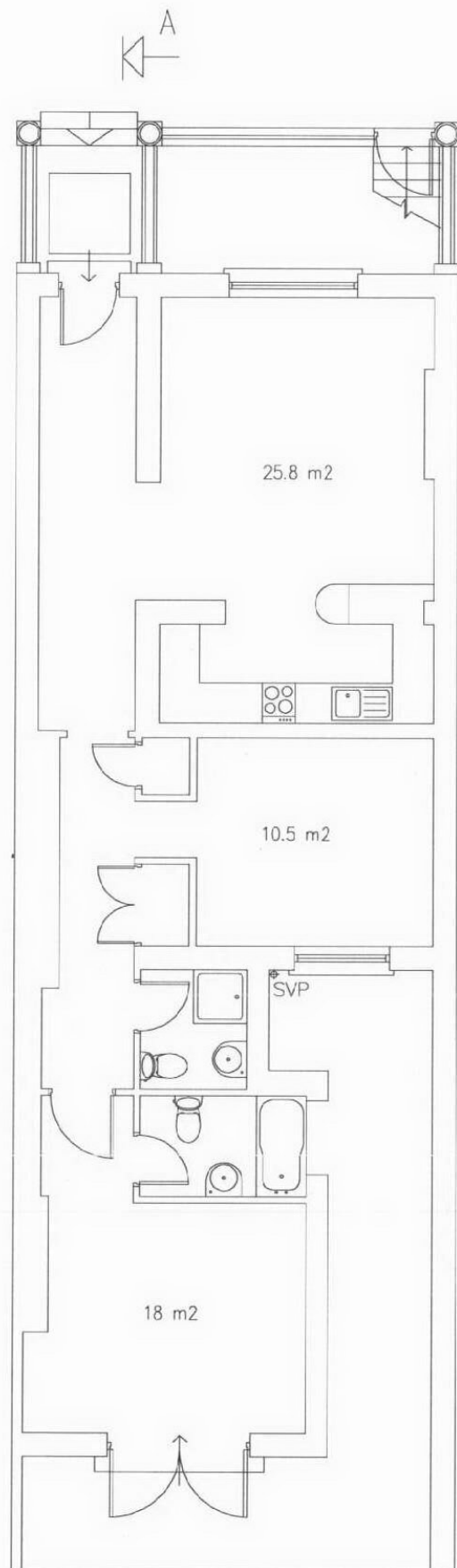


Block plan
1:200

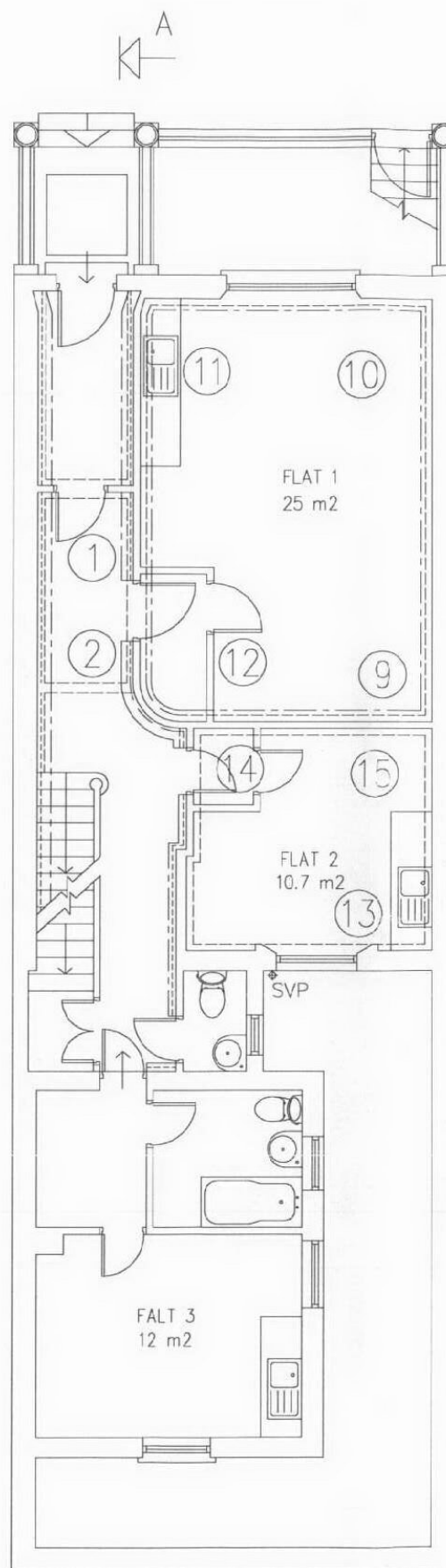
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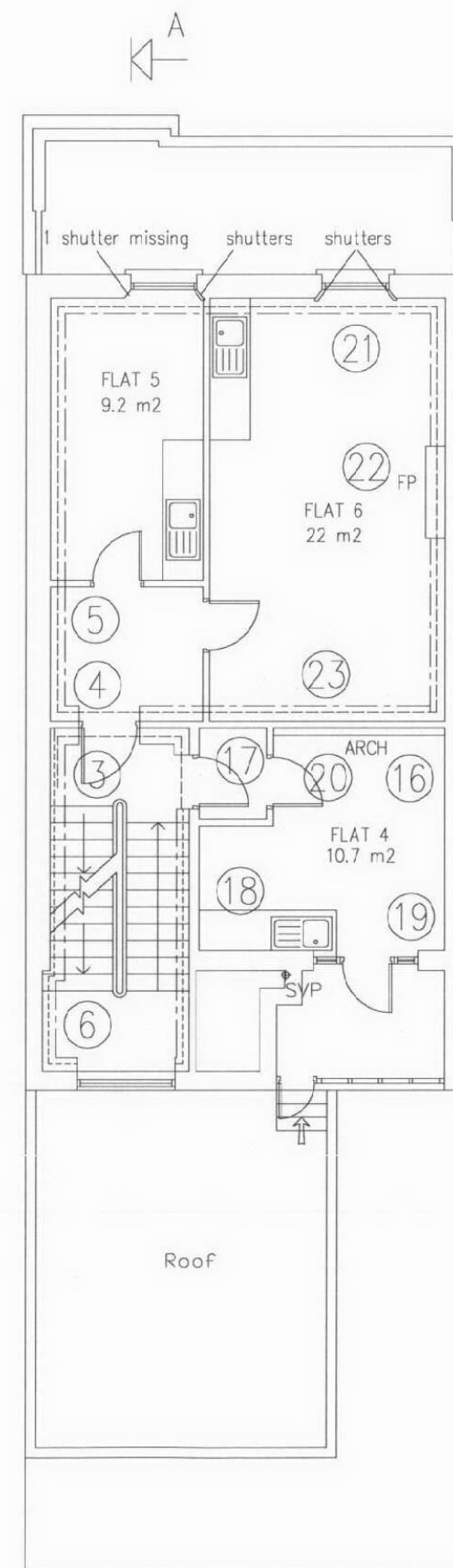
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



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SITE AREA 128 m2

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- DADO RAIL SKIRTING
- CORNICES
- SKIRTING

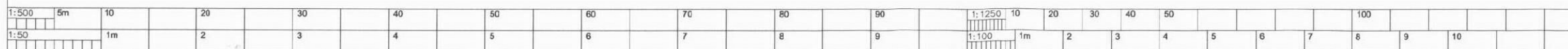
A EA 15.01.2009 General Amendments

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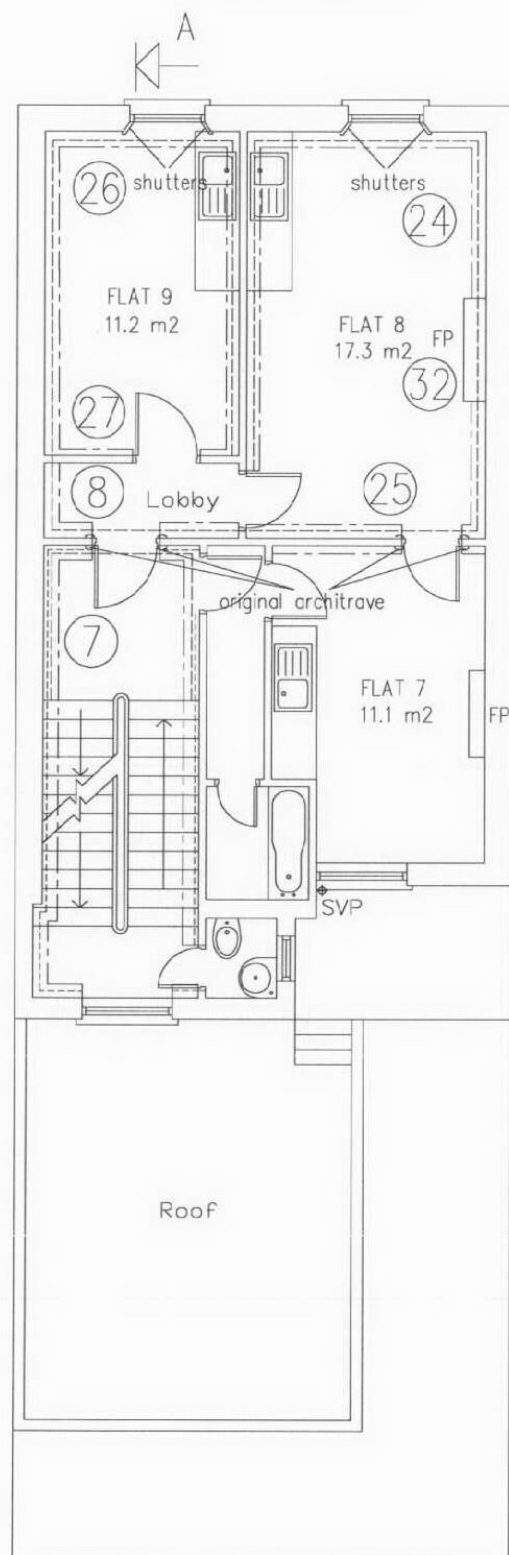
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 First Floor Plans
 as Existing

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Project Number	690
Drawing No/Revision	adg0101 A

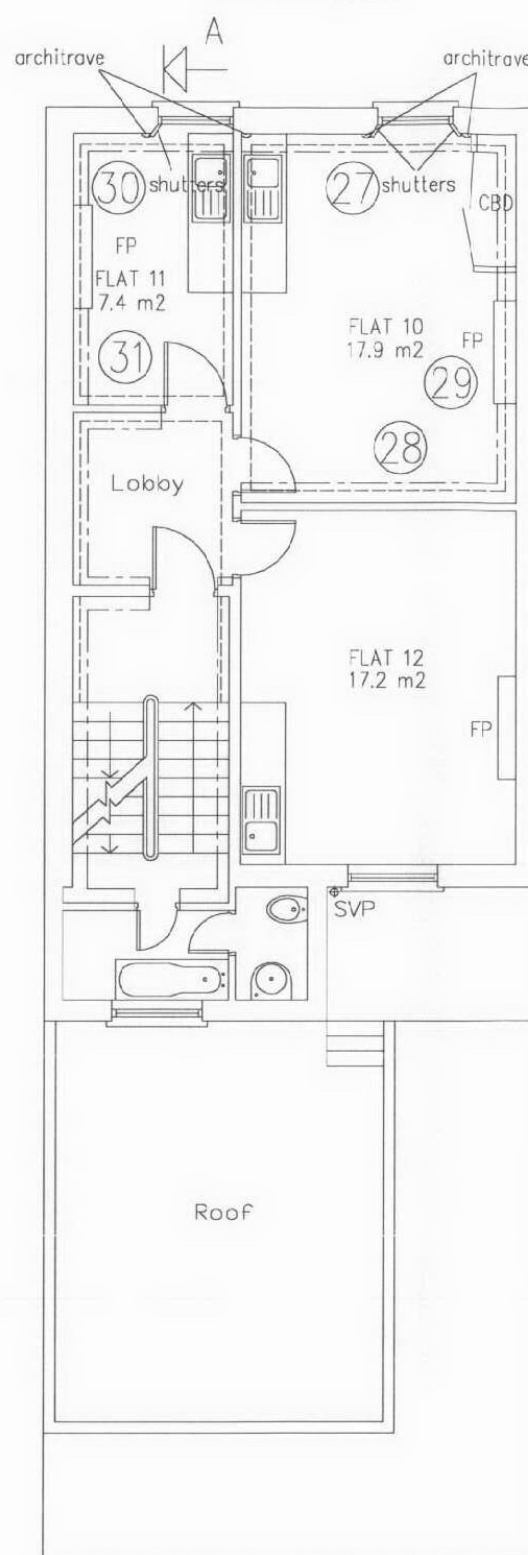


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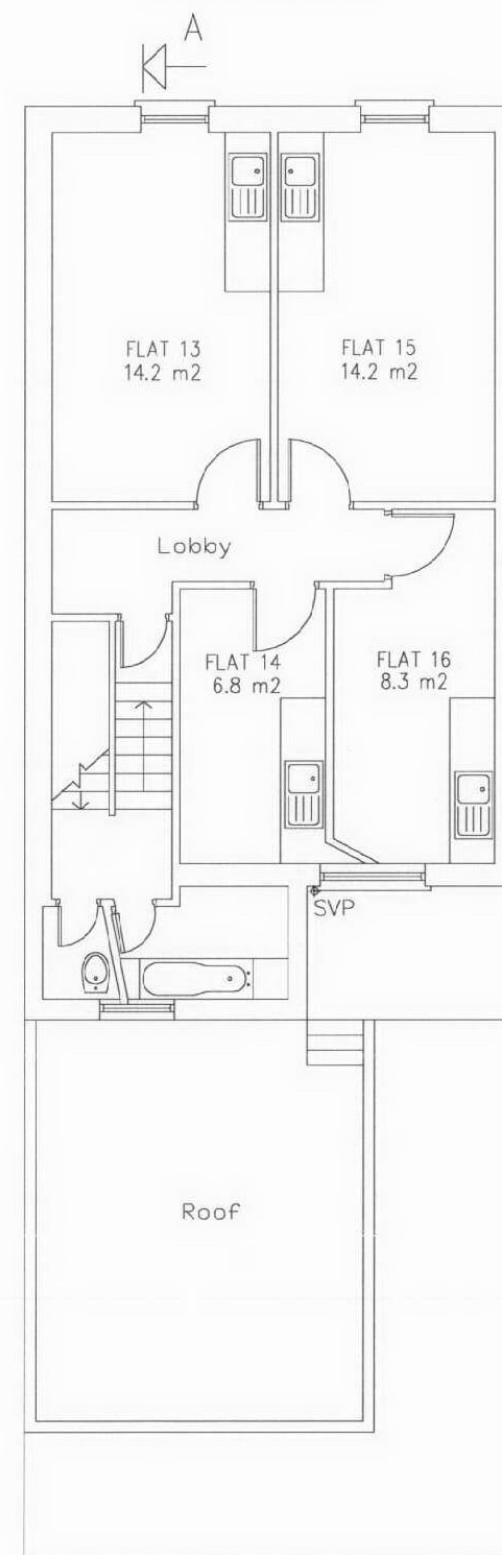
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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SITE AREA 128 m²

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19 JAN 2009

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- DADO RAIL SKIRTING
- CORNICES
- SKIRTING

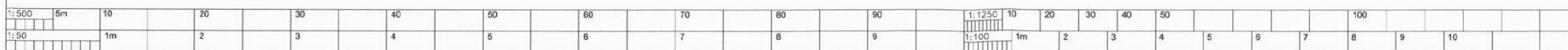
A EA 15.01.2009 General Amendments

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Project
 21 St. Georges Square
 London SW1V 2HX

Title
 Second, Third and
 Fourth Floor Plans
 as Existing

Drawn/Checked	EA
Date	04/12/2006
Scale	1/100 @ A3
Project Number	690
Drawing No/Revision	adg0102 A



Notes:
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 All levels are in metres.
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FRONT ELEVATION

REAR ELEVATION

No 19

No 21

No 23

No 23

No 21

No 19

Flat Roof

Flat Roof

Fourth Floor

Fourth Floor

Third Floor

Third Floor

Second Floor

Second Floor

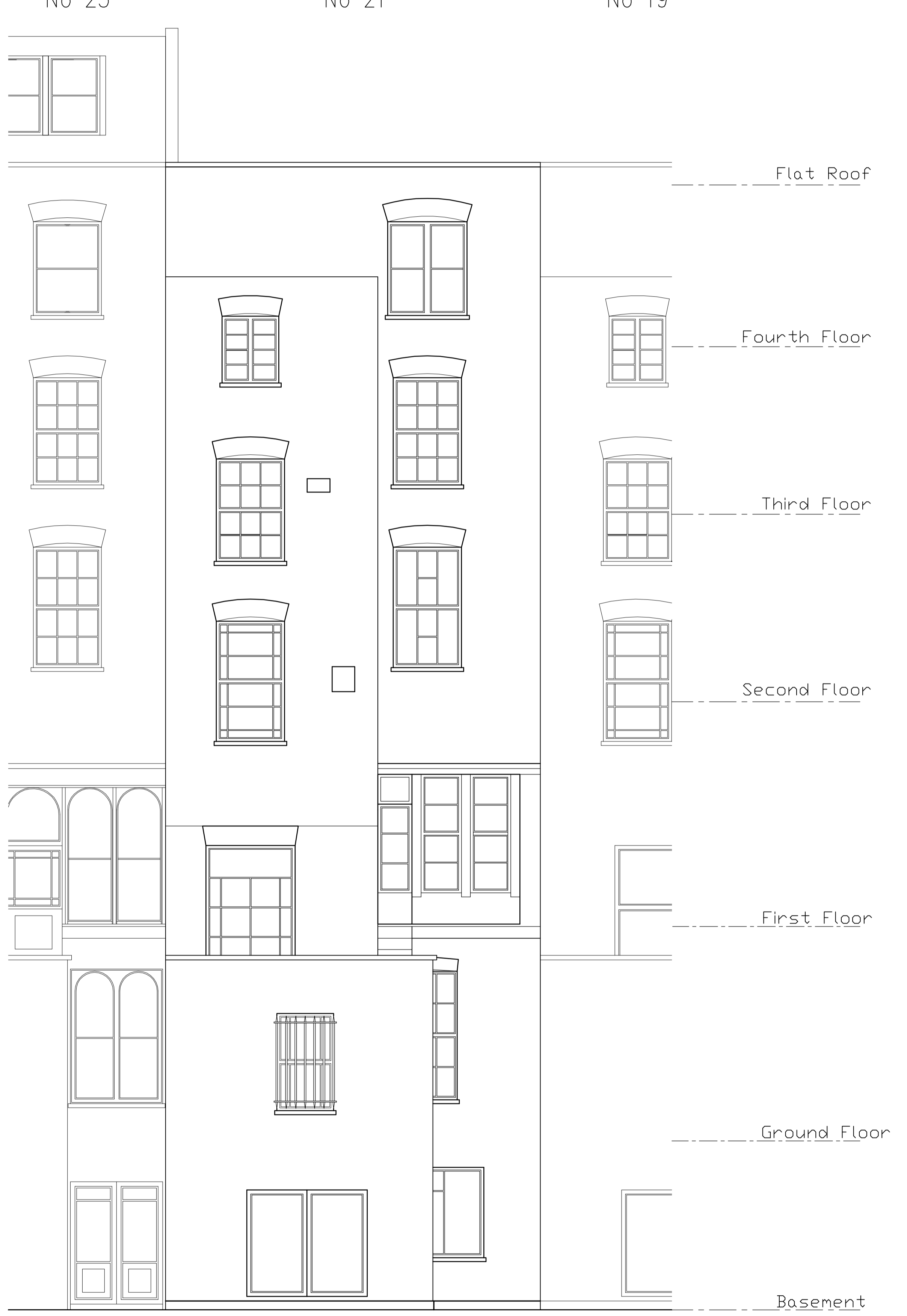
First Floor

First Floor

Ground Floor

Ground Floor

Basement

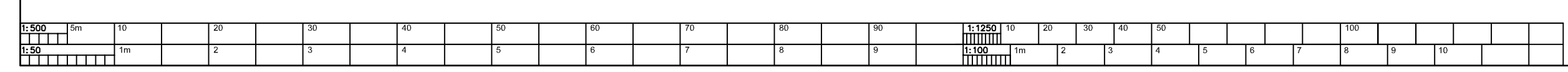


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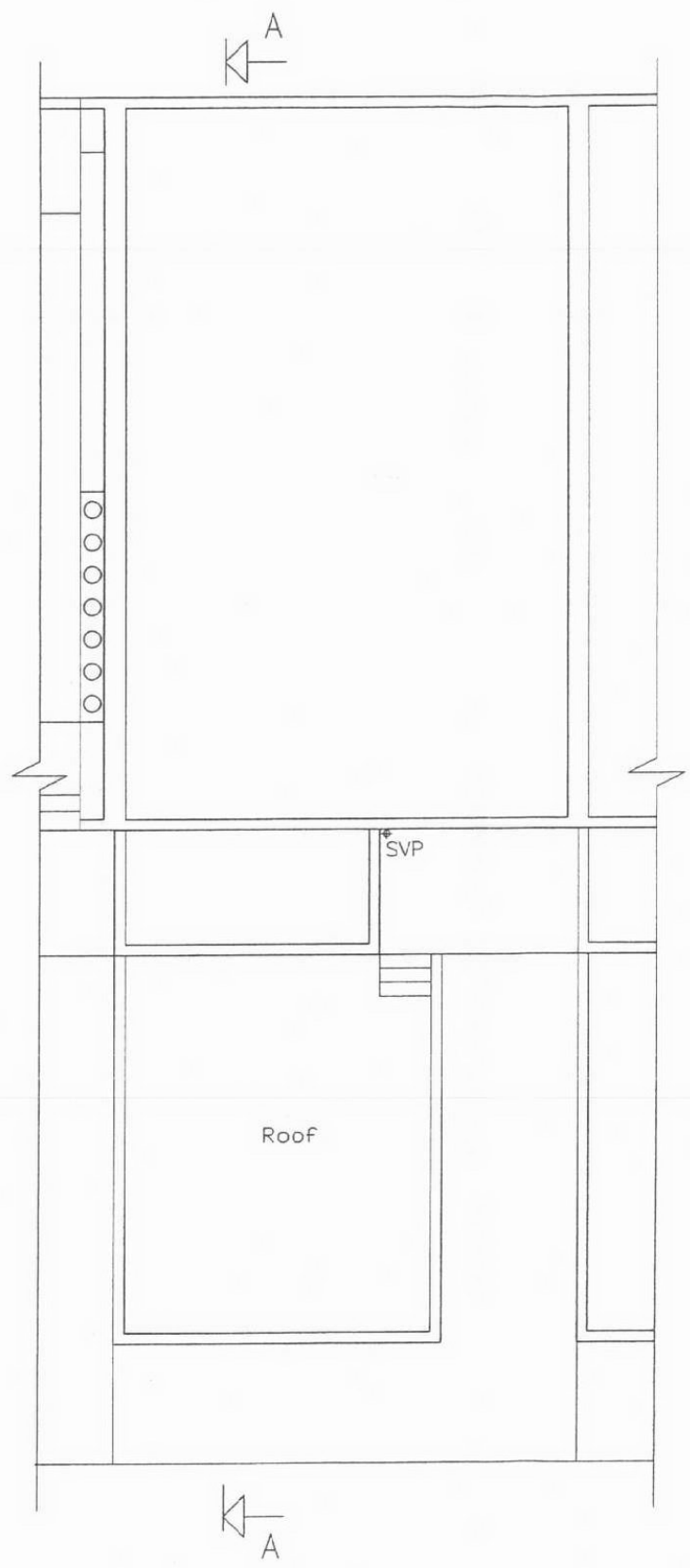
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Drawing No/Revision	adg0200 -



Notes:
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 All levels are in metres.
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ROOF PLAN



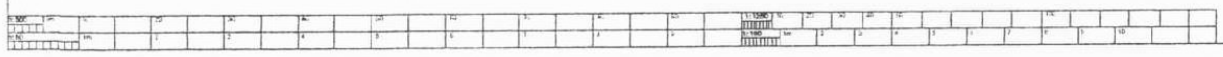
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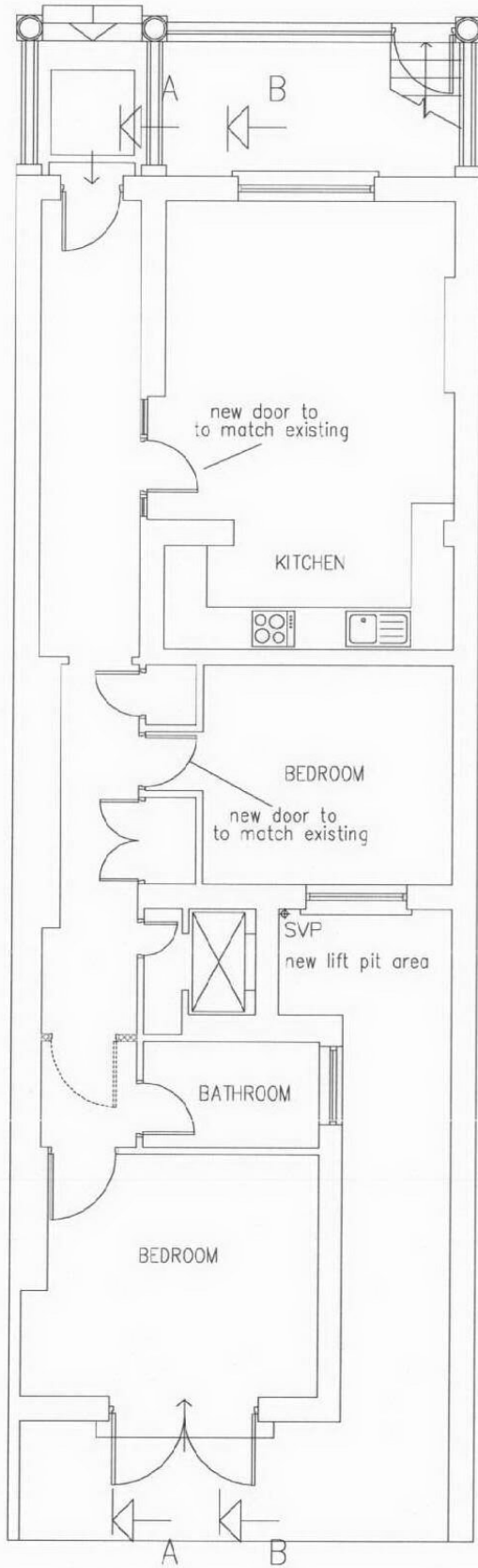
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Title
 Roof Plan
 as Existing

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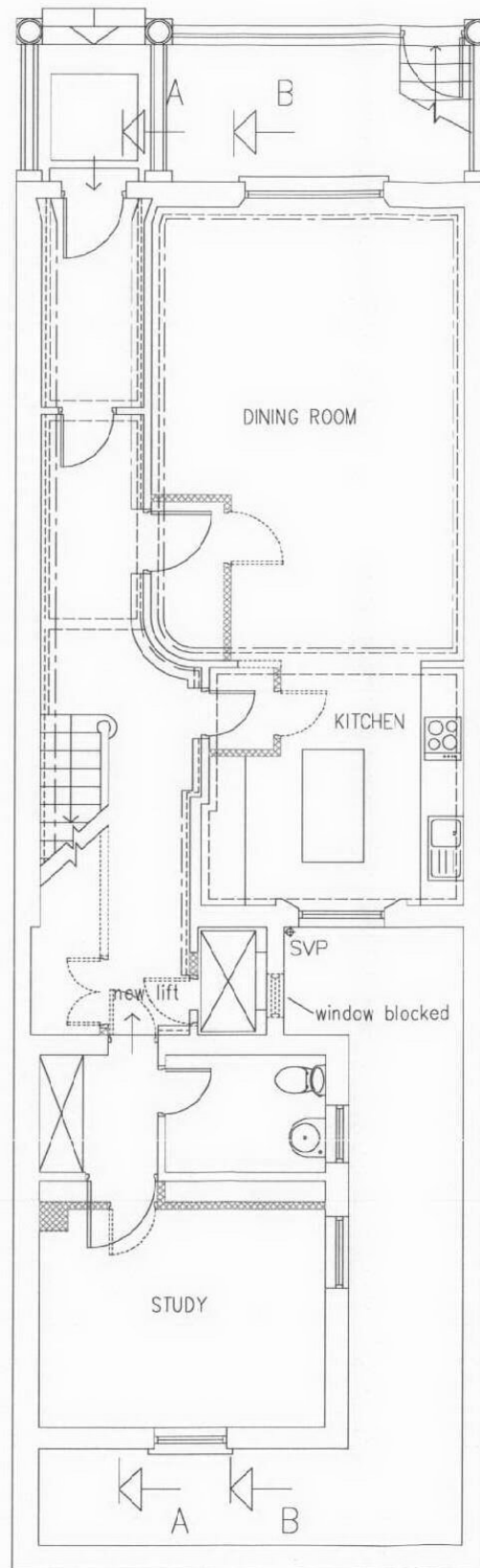


BASEMENT FLOOR

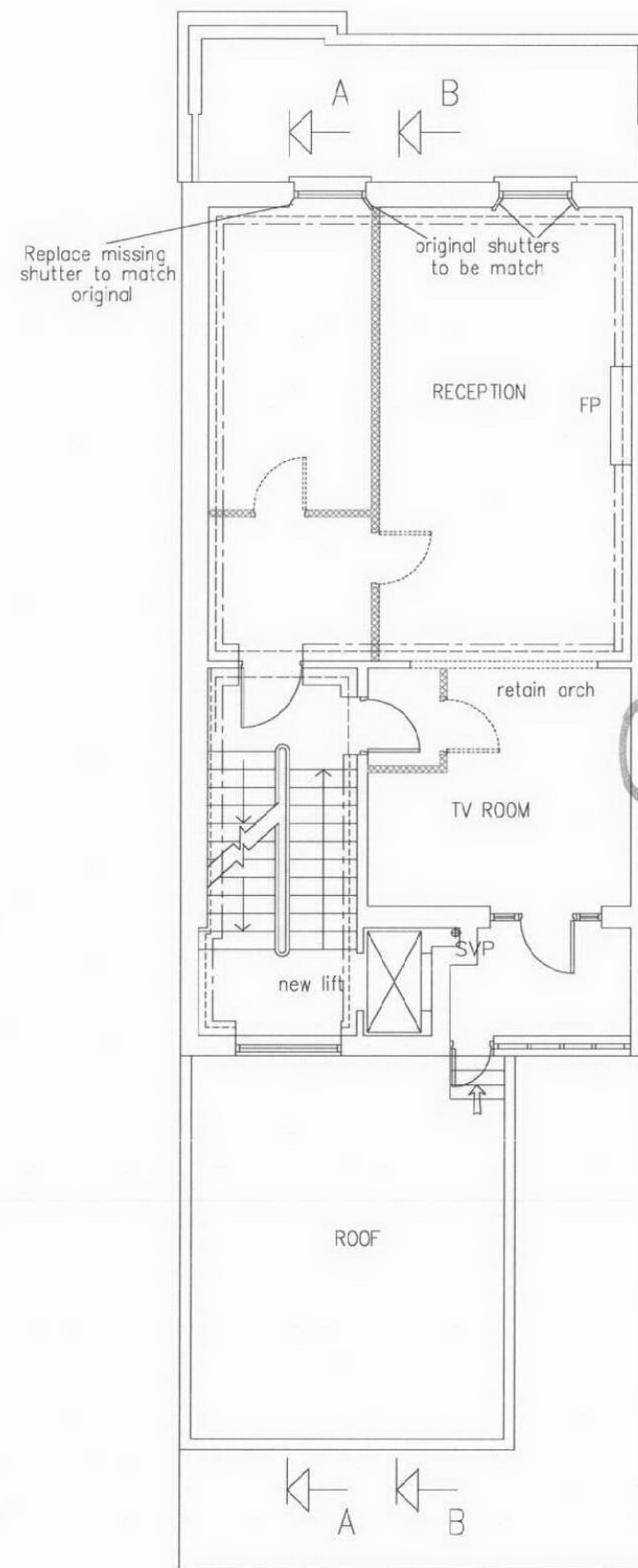


Note: Basement flat retained as staff flat ancillary to use of whole building as a single family dwelling.

GROUND FLOOR



FIRST FLOOR



Notes:
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Note: Original shutters, architraves and skirtings are to be retained.

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DADO RAIL SKIRTING
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RECOMMENDATION APPROVED

7 9 JAN 2009

by: acting under delegated powers

- C EA 15.01.2009 Original features added
- B EA 14.11.2008 Demolished walls hatched
- A EA 09.04.08 Roof Extension

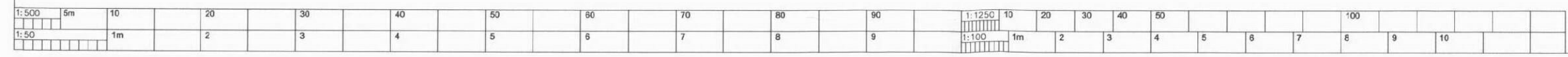
A J Browne & Company
2A Theobalds Road
London WC1X 8PN
tonybrowne2006@googlegmail.com
Tel: 020 7430 9040
Fax: 05600 755 266

Project
21 St. Georges Square
London SW1V 2HX

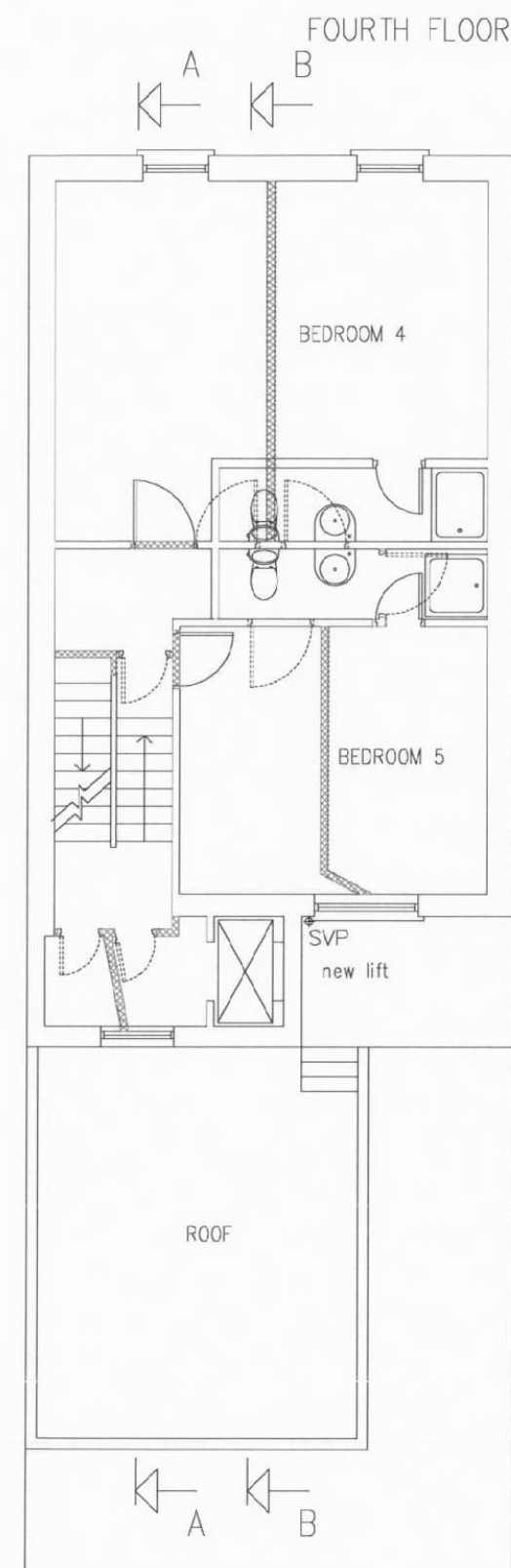
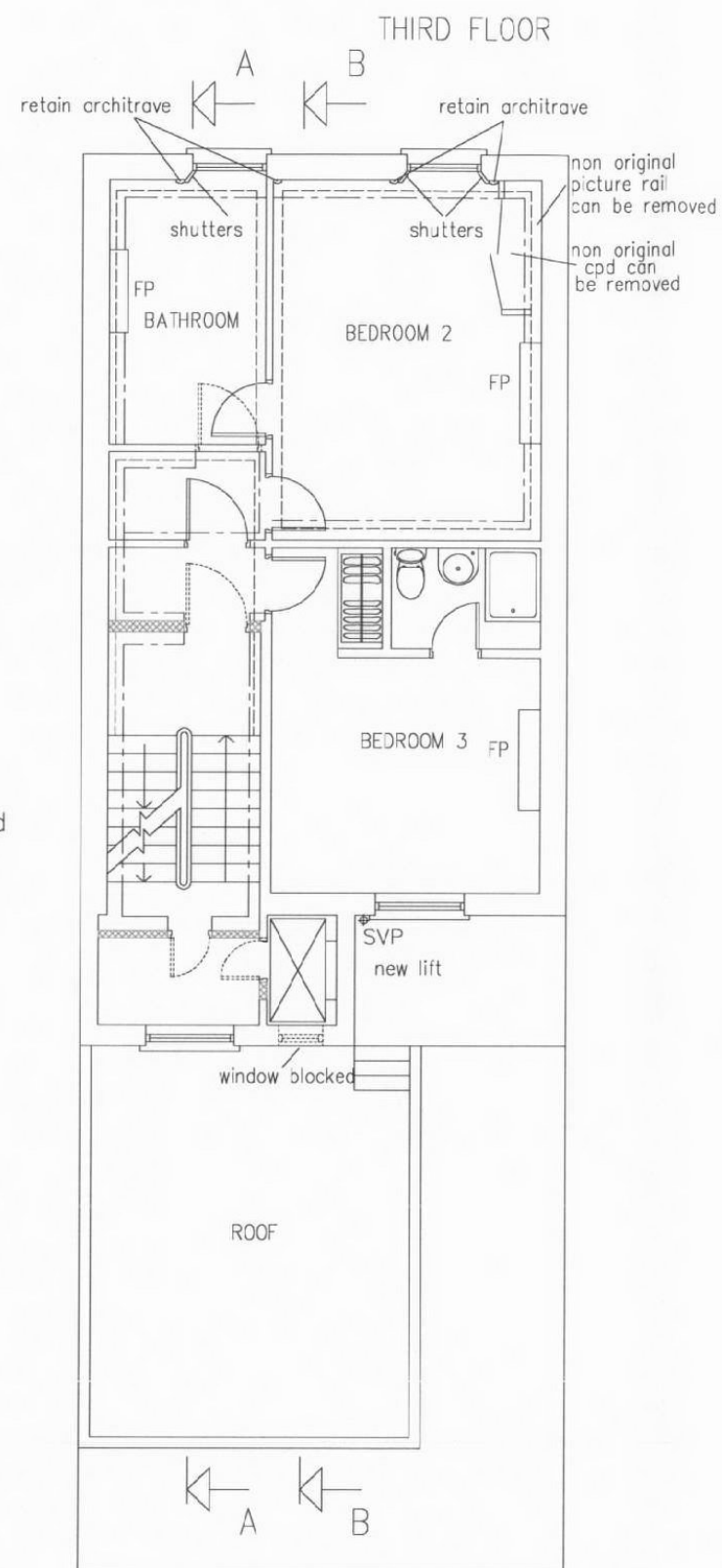
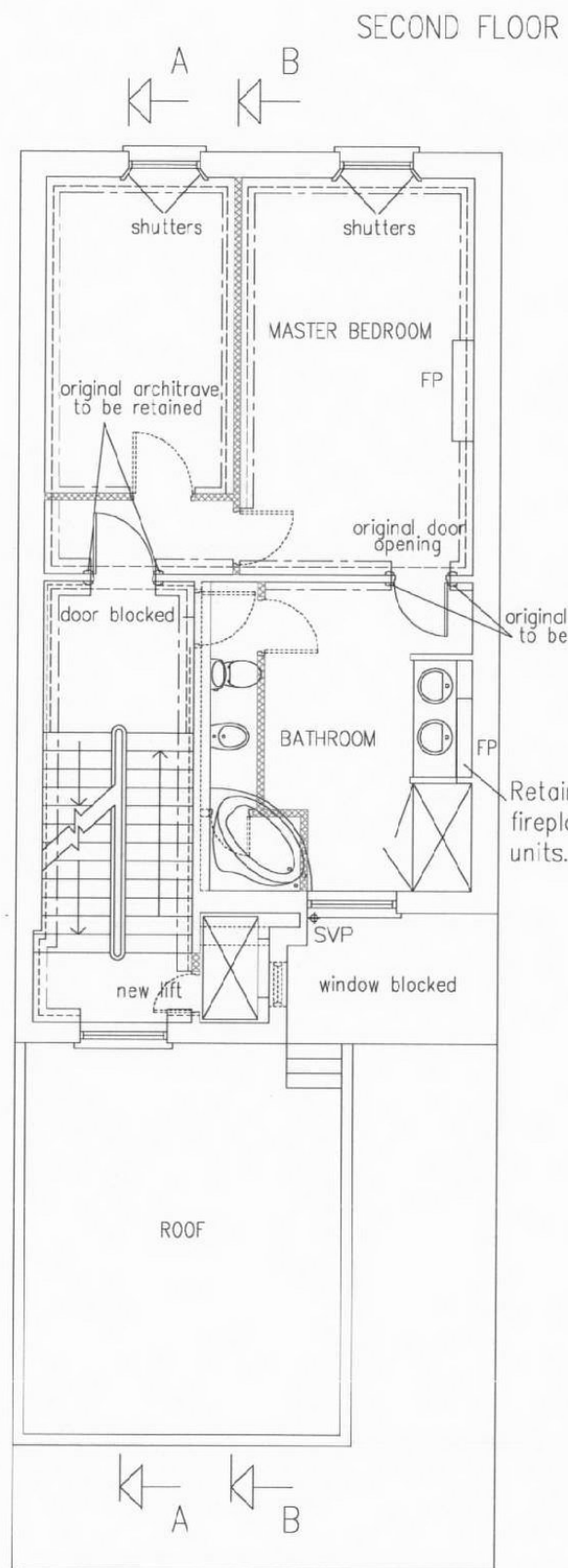
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Basement, Ground and First Floor Plans as Proposed

Drawn/Checked	EA
Date	06/12/2006
Scale	1/100 @ A3
Project Number	690
Drawing No./Revision	adg0111 C

WALLS ARE TO BE DEMOLISHED



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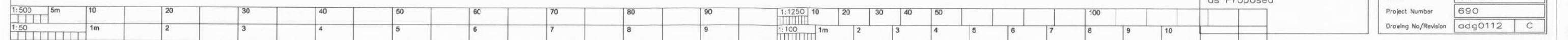
Note: Original shutters, architraves and skirtings are to be retained.

- DADO RAIL SKIRTING
- CORNICES
- SKIRTING
- ===== WALLS ARE TO BE DEMOLISHED

C EA 15.01.2009 Original Features Added
B EA 14.11.2008 Demolished Walls Hatched
A EA 09.04.08 Roof Extension

Project 21 St. Georges Square London SW1V 2HX	A J Browne & Company 2A Theobalds Road London WC1X 8PN tonybrowne2006@googlegmail.com Tel: 020 7430 9040 Fax: 05600 755 266
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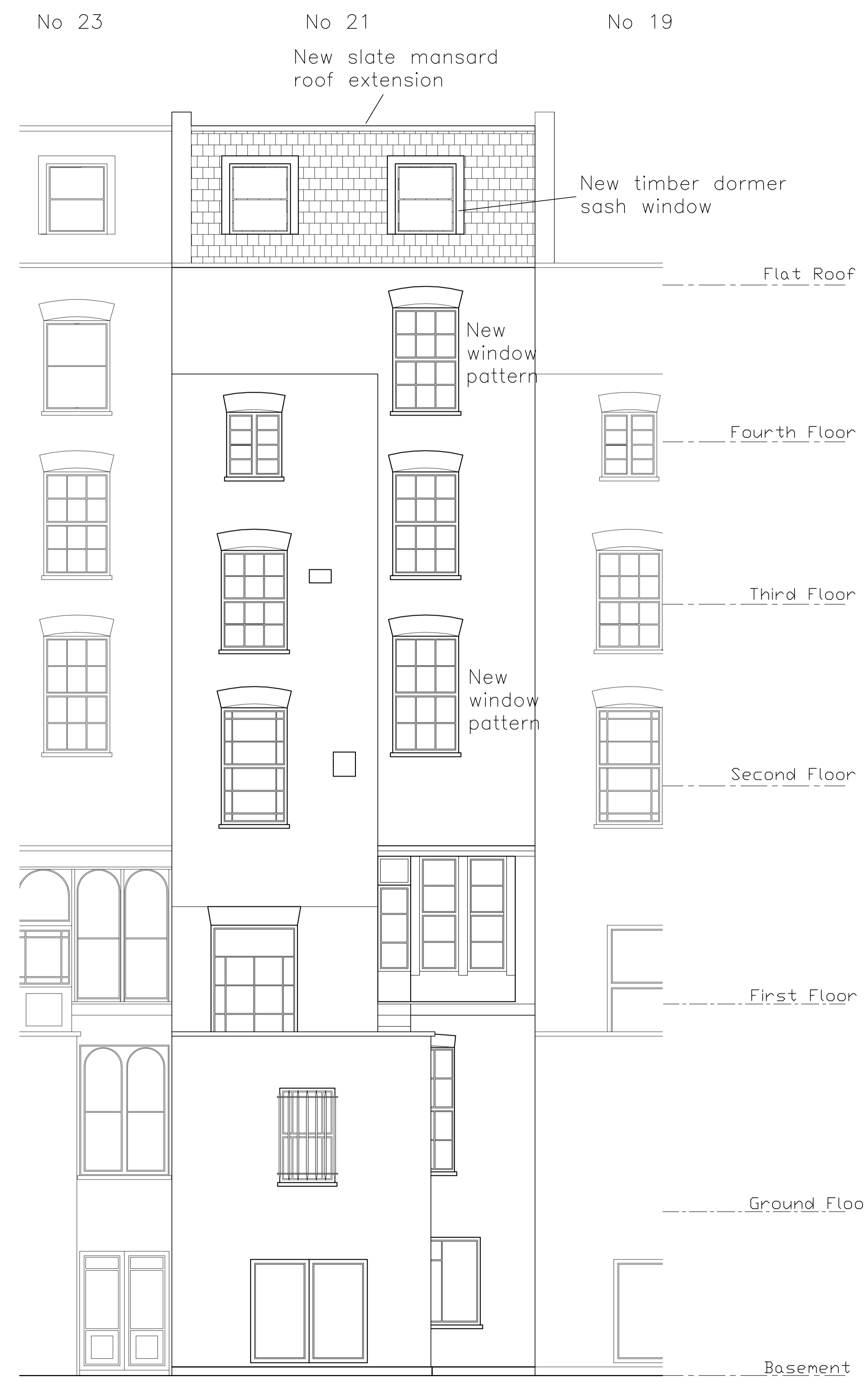
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Project Number 690	Drawing No/Revision adg0112 C



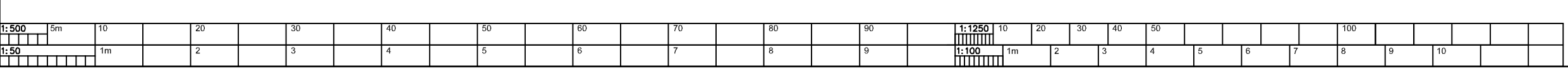
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FRONT ELEVATION



REAR ELEVATION



A EA 09.04.08 Roof Extension

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 Tel: 020 7430 9040
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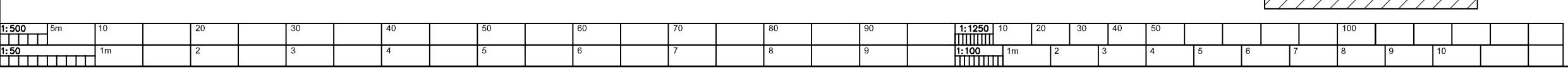
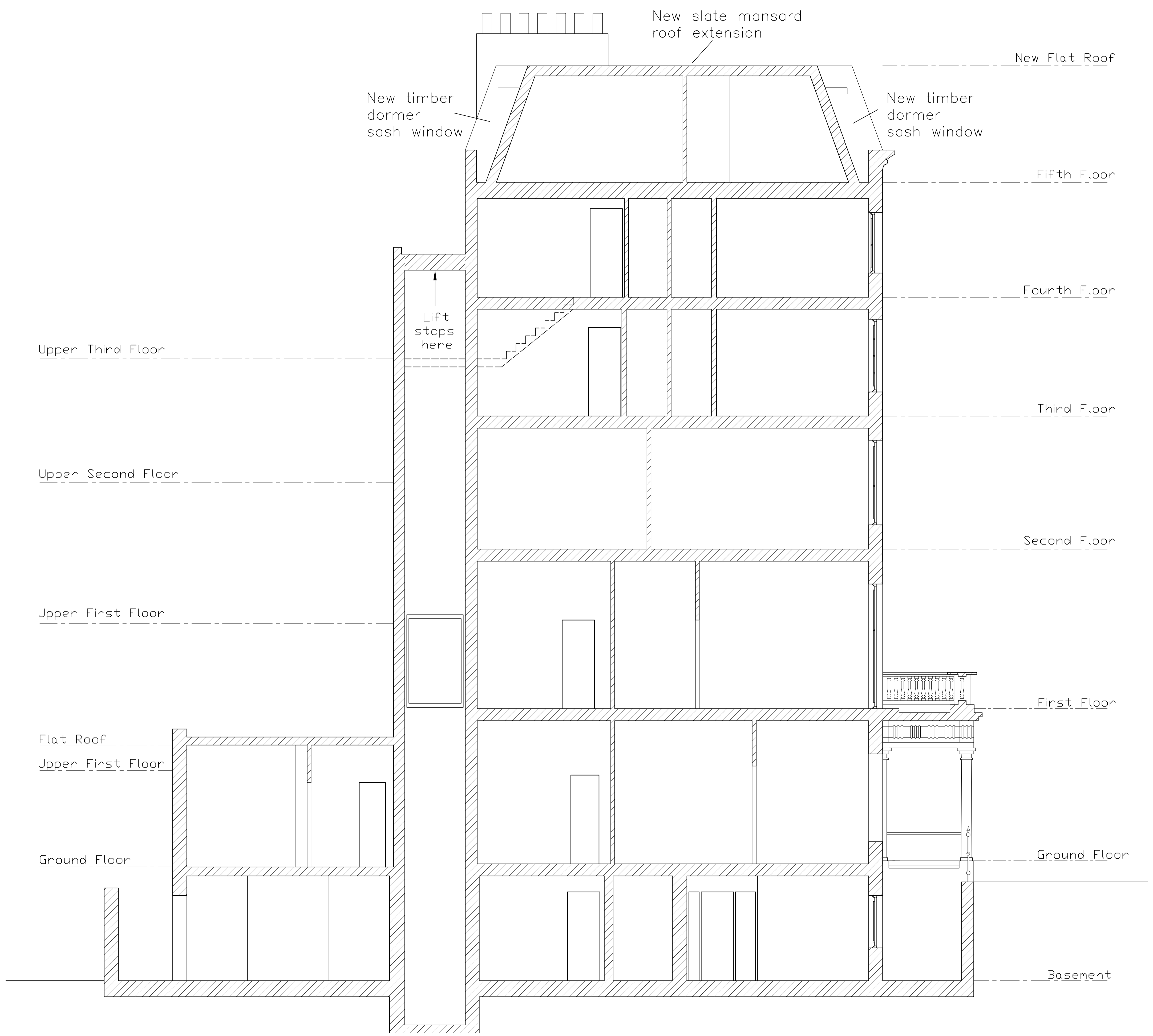
Project
 21 St. Georges Square
 London SW1V 2HX

Title
 Front and Rear Elevations
 with Lift
 as Proposed

Drawn/Checked	EA
Date	06/12/2006
Scale	1/50 @ A1, 1/100 @ A3
Project Number	690
Drawing No/Revision	adg0210 A

SECTION A-A

Notes:
Do not scale from this drawing.
All linear dimensions are in millimetres.
All levels are in metres.
All dimensions to be checked on site, any discrepancies to be notified to the Architect immediately.



A EA 09.04.08 Roof Extension

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Project
21 St. Georges Square
London SW1V 2HX

Title
Section B-B
as Proposed

Drawn/Checked	EA	AJB
Date	14/12/2006	
Scale	1/50 @ A1, 1/100 @ A3	
Project Number	690	
Drawing No/Revision	adg0310	A