

**HERITAGE / PLANNING & DESIGN & ACCESS STATEMENT**

**FOR  
5 RUTLAND GARDENS,  
LONDON,  
SW7 1BS**

31<sup>st</sup> June 2024

Ref: JG/Heritage / Planning / D&A



Avis Appleton & Associates have been instructed by the client Sean O'Brien to prepare a Heritage, Planning and Design and Access Statement in support of development proposals to 5 Rutland Gardens, London SW7 1BS (the 'Site').

The existing building comprises a two-storey mews property with an existing basement area. The Site is located in City of Westminster (the 'City Council'). An aerial view of the Site is provided below.



The property was previously granted Full Planning Ref: **21/03982/FULL** and Listed Building Ref: **21/04061/LBC** on the 14<sup>th</sup> October 2021 and the client is now seeking to re-submit as he is seeking new minor interior layout alterations.

No external alterations are required. All elevational elements listed are to be retained.

5 Rutland Gardens was listed at grade II on 1 December 1987, as part of the group “Rutland Garden Mews, Rutland Gardens, SW7”. The full list description is provided and states:

*“TQ 2779 NW CITY Off WESTMINSTER RUTLAND GARDENS, SW7 86/35 Rutland Gardens Mews GV II Mews block. Mid C19. Yellow brick, roof not visible. 2 storeys, 8 windows wide to Rutland Gardens. Bays separated by rusticated pilasters in fine yellow brick. Square headed windows, stucco dressings to ground floor; gauged heads to first floor: Sashes, plate glass. Right hand side of facade painted and reglazed with casements; shutters added. Modillion cornice of painted stone or stucco; parapet. Return to left with recessed central rusticated archway and similar architectural treatment. Rounded corners.”*

The Site is also located in Westminster’s Knightsbridge Conservation Area, which was first designated by the City Council on 4 January 1968 and extended on 9 February 1978. The City Council adopted a Conservation Area Audit for the conservation area on 20 April 2009.

The Conservation Area is formed by a number of different phases of development: the C19 development of Montpelier Square and Trevor Street, by the larger terraces which date from the mid C19 and the late C19 institutional buildings including the Royal College of Music. We have identified the following listed buildings near to the Site:

- „ .Nos. 1-7 Montpelier Square (Grade II)
- „ .Nos. 8-16 Montpelier Square (Grade II)

- „ .Nos. 17a Montpelier Square (Grade II)
- „ .Nos. 17-25 Montpelier Square (Grade II)
- „ .No. 26 Montpelier Square (Grade II)
- „ .Nos. 27-35 Montpelier Square (Grade II)
- „ .Various Lampstandards
- „ .Nos. 1-7 Rutland Gate (Grade II)
- „ .Nos. 9-11 Rutland Gate (Grade II)

**THE PROPOSALS ARE AS FOLLOWS (OVERVIEW):**

- 1) Internal layout alterations to Lower Ground, Ground and First Floors.

**GENERAL DESIGN:**

1. All materials will be to a highest standard of finish and match the existing.
2. The proposals are non-obtrusive and tie in Architecturally with the existing building and would not have any detrimental effect on any of the neighbouring properties.  
All design work has been in keeping with the local landscape and no trees will be altered or removed so the proposed works would have no negative affect on the existing site as it presently stands.  
Proposals are in line with Council guidelines and would trust that the Council will grant planning consent accordingly.