

Design & Access Statement

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99 Belgrave Road, London, SW1V 2BH

Introduction

This statement is submitted in support of an application for additional works to enable installation of the roof light granted planning permission and listed building consent on 25 June 2021 (Ref 21/03123/FULL and 21/02634/LBC) at 99 Belgrave Road, London, SW1V 2BH.

The application comprises the following documentation:

- A Site Plan at 1:1250;
- A Location Plan;
- Proposed and Existing Drawings;
- Additional Proposed Drawing;
- Information regarding roof light;
- Heritage Statement;
- Design and Access Statement;
- Application forms for Planning Permission and Listed Building Consent duly signed and dated;
- CIL Form duly signed and dated; and
- This covering letter

The Site

Belgrave Road runs from northwest to southeast and links Victoria station with Lupus St. It is a wide road which was fundamental to the laying out the development of Pimlico and Belgravia, and in this southern part, links Ecclestone Square, Warwick Square and St. Georges Square along the way.

The application site is located on the northeastern side of Belgrave Road near it's junction with Morton St. It comprises a mid-terrace building containing basement, ground and four upper floors and is currently arranged as five flats.

The adopted proposals map shows that the site is subject to the following planning designations:

- The Property is a Grade II listed building and is located within the Pimlico Conservation Area.

The Use

The property is wholly residential, comprising self-contained residential flats.

The Proposal

This application seeks to undertake additional works to enable the approved scheme for removal of the skylight, installation of the opening rooflight and replacement of the failed roof covering to be implemented. These applications are being submitted because our Client's engineer has advised that the existing roof structure is not strong enough to support the weight of the approved replacement roof light without substantial reinforcement.

Amount

The proposal does not alter the floor area.

Layout

The proposal does not alter the layout.

Scale

The proposal does not alter the scale.

Landscaping

The proposal does not alter the landscaping.

Appearance

The appearance of the property from public and private view points will not alter.

Access

The access remains unchanged in the proposal