



LOCKSLEY

ARCHITECTS

19 SHOULDHAM STREET

DESIGN & ACCESS STATEMENT

HERITAGE STATEMENT

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1.0 INTRODUCTION

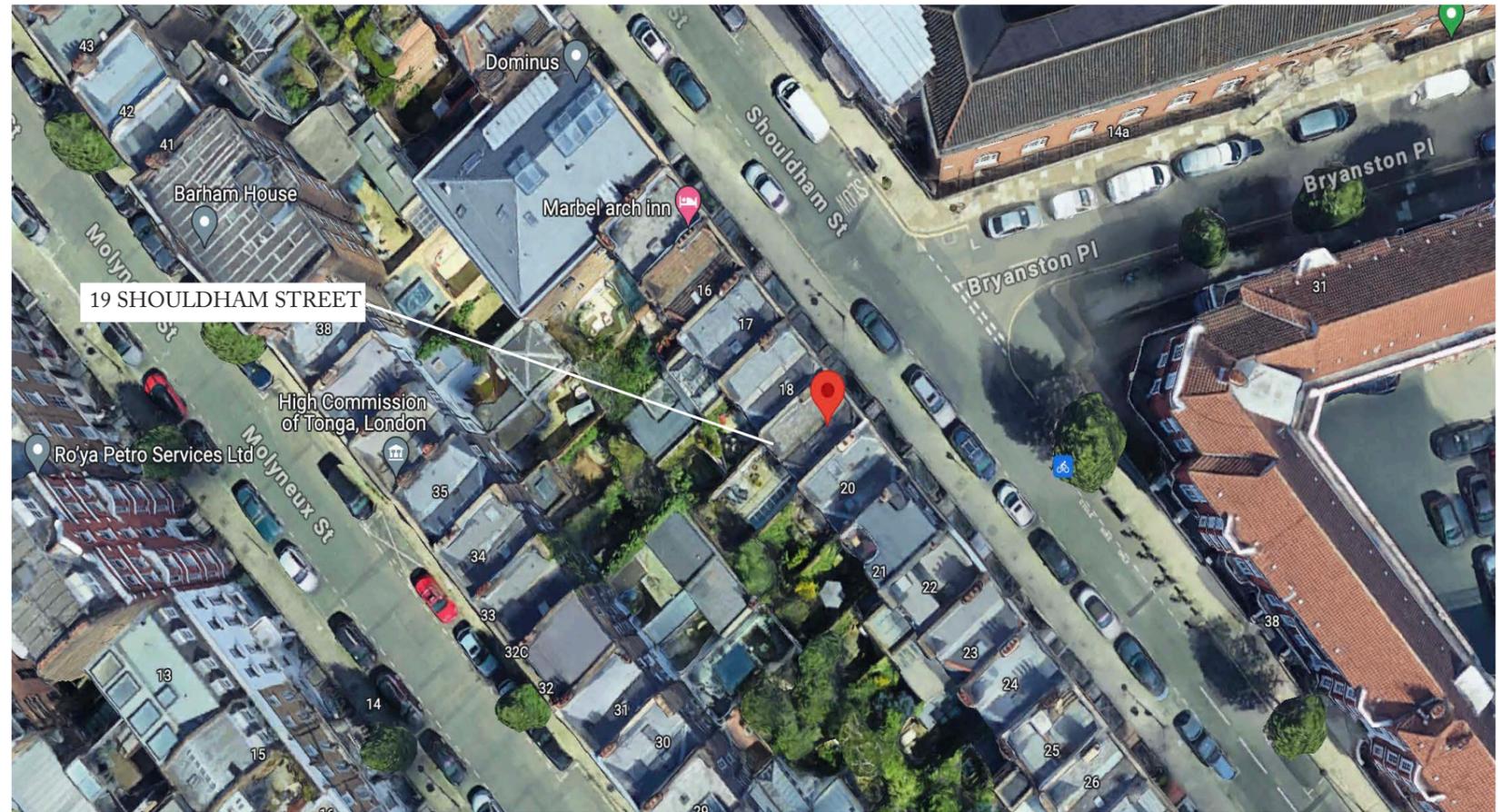
This design and access & heritage statement has been prepared in support of a Planning Application for the Listed Building Consent application at **19 Shouldham Street** which is being submitted on behalf of the property owners. This Design and Access Statement should be read in conjunction with the other documents and drawings submitted as part of the application.

This statement will evaluate the proposed development against the design principles and concepts of the London Borough of Westminster and aims to demonstrate that every aspect of the proposed development takes into consideration the immediate and wider context.

This document will demonstrate that:

- The proposal would not negatively impact neighbouring amenity and would constitute high quality design
- The proposal aims to improve the quality of the host property and surrounding area.
- The proposal will improve the quality of life of all current and future occupants
- The proposal does align with the guidance set out by the Westminster Council and follows the pre-published residential design guidance of the borough.
- The proposals shall retain all existing original features
- The proposals shall have a positive contribution to the heritage asset

This Design and Access Statement along with the Architectural drawings, addresses the design principles and concepts that have been applied to the development in respect of the location, layout, scale, and appearance in relation to the site's context and conservation area guidelines.



2.0 PLANNING POLICIES

Planning Policies Consulted:

National Planning Policy Framework (2018), Section 7 Requiring Good Design and section 12 Conserving the Historic Environment

The adopted development plan is supported by the Supplementary Planning Guidance Documents, which in this case takes the form of the Molyneux Street Conservation Area Audit, which was adopted in August 2002.

The applicant understands the importance of Heritage Assets and the requirements to protect them. The application site is situated within a CA as well as being identified as a Listed Building; the terrace row of which the development forms a part of forms a collective Heritage Asset under one listing with Historic England. As such, consideration is given to the potential impact of the proposed on the identified Heritage Assets.

London Plan policy HC1 considers Heritage Assets and Archaeology and the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping. The policy also advises that development affecting Heritage Assets and their significance should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Policy Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that the determination of planning applications should be in accordance with the development plan unless material considerations indicate otherwise. The following documents are relevant to the proposed development:

The development plan is comprised of the

- London Plan 2021 and
- Westminster City Plan 2019-2040*.

Key relevant policies include:

LONDON PLAN 2021

- D3: Optimising Site Capacity through the Design-Led Approach
- D4: Delivering Good Design
- D12: Fire Safety
- T6.1: Residential parking

BRENT LOCAL PLAN 2019-2041

- DMP1: Development Management General Policy
- BD1: Leading the Way in Good Urban Design
- BH13: Residential Amenity Space
- BSUI3: Managing Flood Risk
- BSUI4: On-Site Water Management and Surface Water Attenuation
- BGI1: Green and Blue Infrastructure
- BGI2: Trees and Woodlands
- BH12: Residential outbuilding

OTHER MATERIAL CONSIDERATIONS

DESIGN

40.1 / The densely developed townscape and concentration of heritage assets in Westminster means that most development opportunities involve the infilling of small sites or extensions to existing buildings within areas of established townscape. We will seek to ensure the design of such development will respond positively to the character of Westminster's diverse and distinctive neighbourhoods and celebrate and build upon the legacy of high-quality architecture in the city.

40.2 / It is important that what makes different parts of Westminster special and unique is not lost as our city grows and develops. Our varied townscapes include highly uniform residential terraces, squares and crescents which form architectural set-pieces, relatively modest workers' housing and mews and in contrast, areas of varied townscape characterised by architecture from a wide variety of eras and in a variety of styles.

40.3 / We recognise that there will be greater potential for modern intervention, regeneration and change in certain areas of Westminster, where the quality of the existing built environment may be lower or character more varied. In other areas, the quality and / or uniformity of existing townscape demands a different architectural response and a greater degree of integration with the existing context. In general, the more uniform the townscape, the greater the degree of coherence with the original scale, form and materials of the existing townscape that should be shown by new development.

40.4 / A variety of distinctive spaces and features contribute to the character and appearance of townscapes across the city. The layout and pattern of development in Westminster, much of which was developed in the Georgian and Victorian eras, gives rise to certain locally distinctive building forms, rhythms and patterns of architectural detail within the townscape. Where such characteristic architectural detailing, features and spaces contribute to the townscape, these should be retained, enhanced and integrated within new designs, where appropriate. The protection and /or restoration of such features and spaces is particularly important when heritage assets are affected.

3.0 SITE ANALYSIS

The property sits within the Molyneux Street Conservation Area (MSCA) which consists largely of Georgian terraced houses and Shouldham Street itself presents an almost unbroken run with only the later Victorian public house at the junction with Crawford Place breaking the pattern. It was Grade II listed on 04th August 1982. The site itself forms part of a group listing, nos. 15 – 27 Shouldham Street, all of which are Grade II Listed.

List Entry Number 1236243

TQ 2781 NW,SW,NE and SE CITY OF WESTMINSTER SHOULDHAM STREET, W1 42/23 ;53/50 ;43/115 ;54/7 5.8.82 Nos.15 to 27 (consec) G.V. II Terrace of “4th rate” houses. c.1810-20. Stock brick, Nos. 15 and 24 to 27 with stuccoed ground floors; concealed slate roofs. 3 storeys and basement (No. 21 with dormered mansard). 2-window wide fronts, except 3-window of No. 27. Semicircular arched doorways (No. 27 square headed) to left; panelled doors and fanlights. Recessed glazing bar sashes, with stuccoed reveals, under gauged flat arches (mostly of red brick). Plat band finishing off ground floor stuccowork of Nos. 15 and 24 to 27; plain parapet with coping finishing off fronts (rebuilt at No. 16). Original 1st floor cast iron window guards. Cast iron area railings with urn finials.

Adjacent lies the group listing of nos. 4 – 14 Shouldham Street and opposite the site is Grade II Listed Seymour Leisure Centre. The site also sits within the Central Activities Zone but has no other designations.

The site is situated a short walk from Edgware Road Underground Station, Marylebone Train Station and Paddington Train and Underground Stations respectfully. The site is also frequently serviced by a number of bus routes. All of this makes the site highly accessible and thus its PTAL rating of 6b, which is the highest accessibility rating given.

The Grade II Listed property was constructed between 1801 and 1804 around the same time as the neighbouring streets within the Molyneux Street CA. the front façade is in London stock brick and unlike some of the properties further south within the group listing, the site is not finished with a lime mortar and stucco render.

Shouldham Street and neighbouring Molyneux Street were built around the same time. The streets and their houses do not appear on Horwood’s 1775 map, but they are shown as completed on the updated map of 1819.

The street is formed from a row of terrace with brick facades and timber sash windows. Much of the original features remain to this facade and the development property includes an external light and iron-work which shall be retained.

At the rear, the significance barely exists, and this is evidenced through the string of rear elevation alterations that have gone on along the Street. Many properties along the street and within the same group listing that have undergone rear elevational alterations, such as lower ground floor extensions.

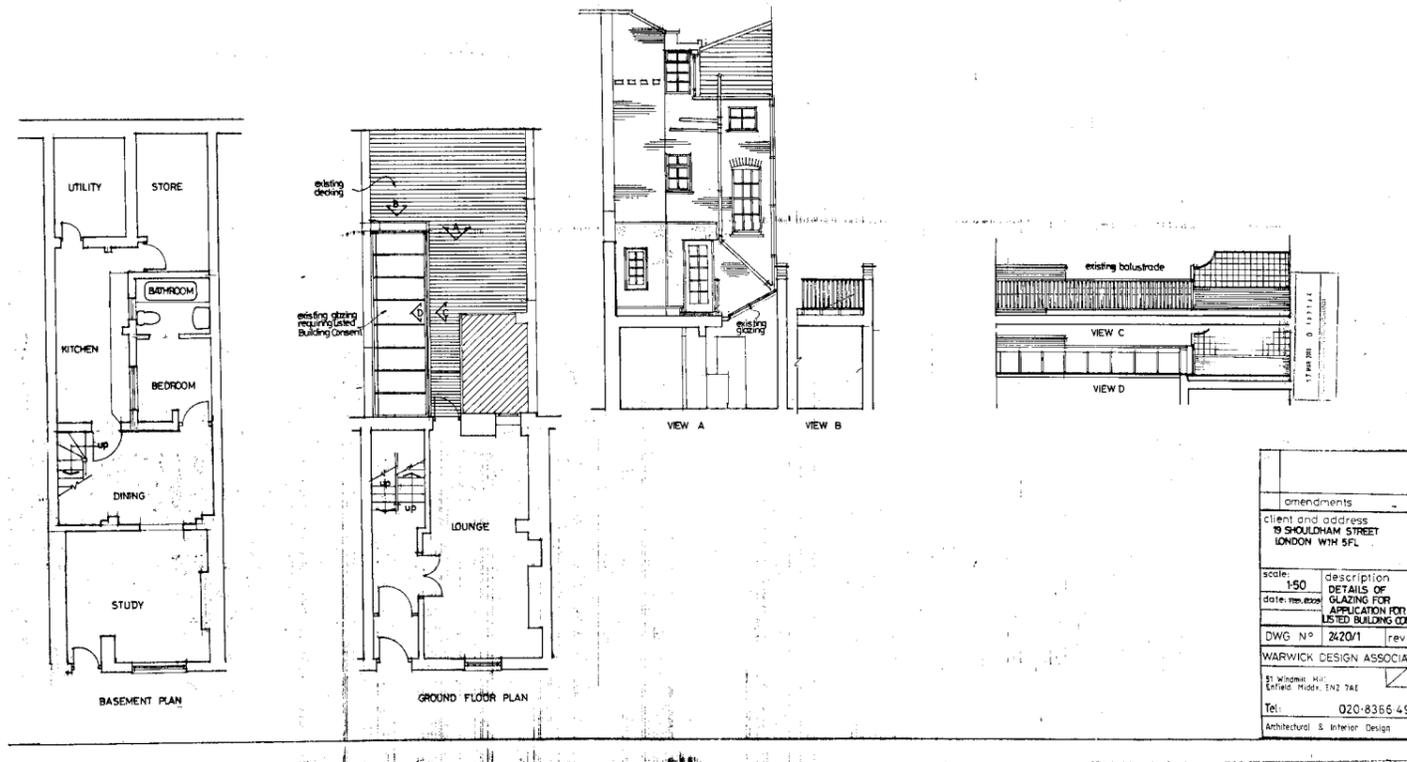


4.0 PLANNING HISTORY

GLAZING OVER REAR BASEMENT LIGHTWELL IN CONNECTION WITH USE AS RESIDENTIAL ACCOMODATION

19 Shouldham Street London W1H 5FL

Ref. No: 03/02144/LBC | Received: Mon 17 Mar 2003 | Validated: Mon 17 Mar 2003 | Status: Decided



Summary

The planning history shows that there has been significant alterations to the basement / lower ground floor level. The garden was converted into accommodation space in 1991 and a further roof light was installed in 2003.

The layout of the new basement extension is poorly planned with varying floor heights and narrow rooms that do not connect in anyway to the original properties layout. The timber decking on the external terrace has degraded and the roof lights are of poor quality and need replacing.

The rear facade has also been heavily altered in an extremely unsympathetic way. Some of the original timber sash windows have been replaced with poor quality timber casement windows of varying sizes and the bricking up of the remaining opening is of poor quality with bricks that clearly do not match the original or the original in there present condition. Fortunatley the brick headers are mostly intact and shall be protected and retained.

ERECTION OF INTERNAL PARTITION ON STAIRS BETWEEN GROUND FLOOR AND BASEMENT; WIDENING OF FRONT WINDOW.

19 Shouldham Street London W1H 5FL

Ref. No: 91/04067/LBC | Received: Mon 25 Nov 1991 | Validated: Mon 25 Nov 1991 | Status: Decided

CREATION OF SEPERATE BASEMENT FLAT, DEMOLITION OF REAR GROUND FLOOR EXTENSION AND NEW TRELICE AND LOGGIA IN ENLARGED TERRACE, ASSOCIATED INTERNAL AND EXTERNAL WORKS.

19 Shouldham Street London W1H 5FL

Ref. No: 91/04066/FULL | Received: Mon 25 Nov 1991 | Validated: Mon 25 Nov 1991 | Status: Decided

RE-ROOFING/REINSTATEMENT OF BASEMENT AS PART OF SINGLE FAMILY DWELLING

19 Shouldham Street London W1

Ref. No: 83/04113/LBC | Received: Thu 01 Dec 1983 | Validated: Thu 01 Dec 1983 | Status: Unknown

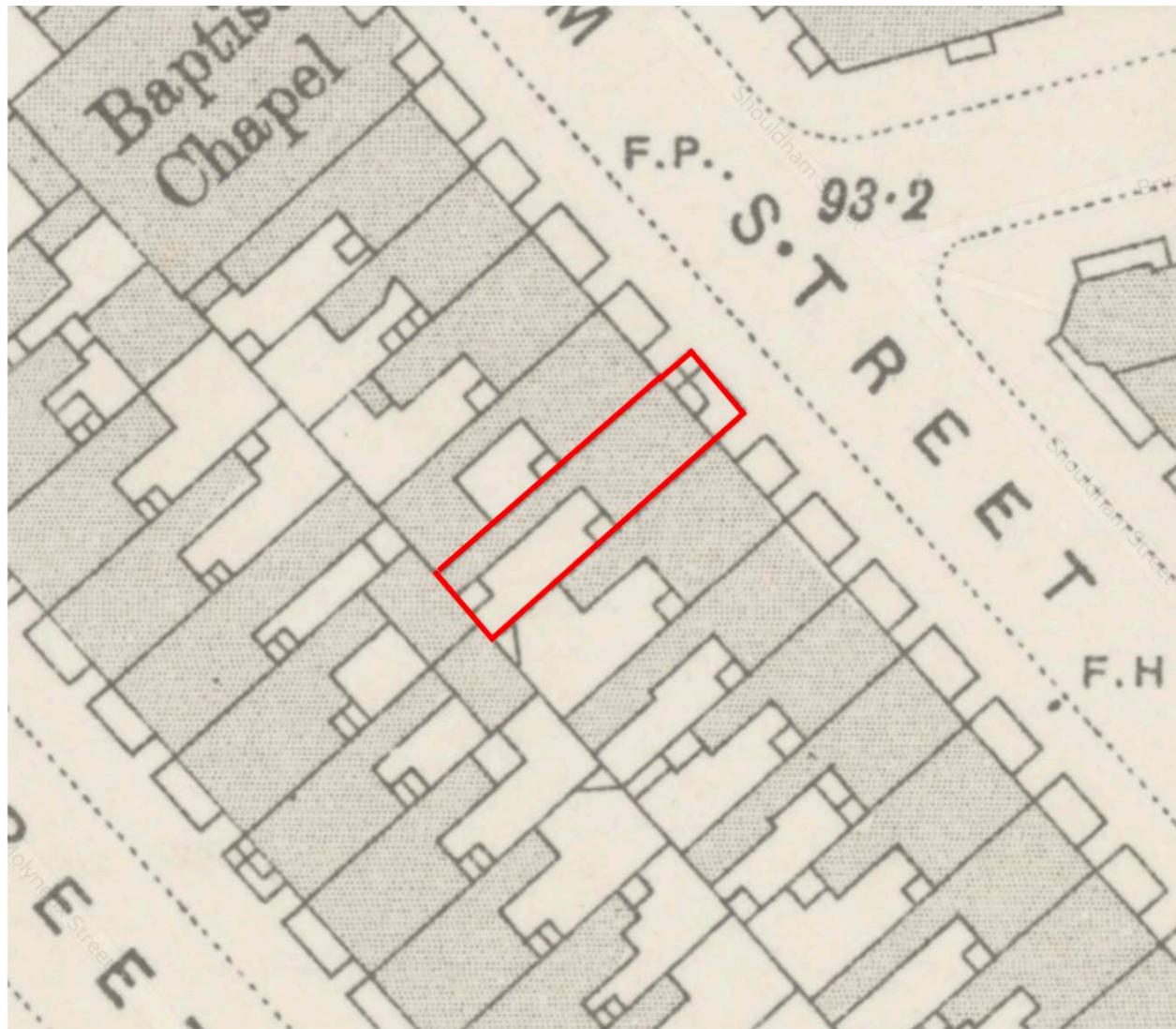
5.0 HERITAGE STATEMENT

The terraced houses of Shouldham Street are similar to a fourth rate house under the 1774 Great London Building Act. They are modest houses of a simple design on a narrow frontage, each being three storeys plus basement and providing about 135 sqm of accommodation over four floors.

Apart from some isolated exceptions (number 14A) the terrace in Shouldham Street appears intact. Changes to window patterns are fairly minimal and there is a high degree of conformity within the original house type. Some of the variation is original and of historic value in itself. The slight differences, either in individual houses or small groups, may indicate the work of different builders all working to plans and basic design requirements of a ground landlord.

The regular and uniform character of the Shouldham Street terraces is reinforced by similar qualities in neighbouring Molyneux Street. Together they form an important pocket of townscape that is both consistent and relatively unchanged.

The building has even greater architectural and historic importance as part of the terrace, the street and the conservation area. The property is an integral part of an area which remains unchanged from the original street plan and grid of narrow plots. It is part of a terrace that has escaped replacement by grander buildings. The high degree of uniformity in the streetscape and enables Shouldham Street to give a good impression of how this area and others like it would have looked in the early 19th century.



Historic Map - OS 1893-1896



Historic Map - OS 1940s-1960

6.0 PROPOSALS

The proposed alterations for **19 Shouldham Street** will improve the overall quality of this building which is currently in need of repair works as it has not been maintained well over the years. All the proposals will retain the original period features where they are existing. The property has been adapted considerably and there are few period features left to protect. The intention is for the new owner to reinstate the property with appropriate period features such as new skirting, architraves, cornice and fireplaces to an appropriate style and material to match the original Georgian features.

The proposed changes have been carefully designed in accordance with SPD and LPA Guidelines to have a minimal impact on the neighbouring properties and surrounding area. The new decking and staircase will be surrounded by black metal railings to match neighbouring examples. The proposals will provide an opportunity to rebuild some elements with modern techniques and improvements to energy efficiency and durability.

The proposal will allow the kitchen and dining area of the property to be increased and create a better communal area for its occupants.

The development will be highly sustainable and go above and beyond the building regulation requirements with increased specifications for insulation and incorporate high quality materials that are locally sourced with a low carbon footprint.

All the proposed alterations to the property have been designed in accordance with SPD and LPA guidelines. The proposal maintains amenity, creates harmony, improves materials, and incorporates considered details and most importantly, will not detract from the existing architectural character of the street.

ALL ROOMS

It is proposed to install a new central heating system with under floor heating. The existing floorboards shall be carefully lifted, numbered and stored and minimal cutting of joists shall take place to install a wet underfloor heating system. The floorboards shall then be reinstalled as existing with new floor coverings.

It is also proposed to install new wiring for new sockets and switches. Any existing routes that can serve the new design will be reused and care will be taken to minimise chasing in of existing walls.

All original timber skirting shall be retained in situ. This is mainly in the hallway and staircase area as much of the original timber and plaster works have been removed in the other rooms of the house. In the areas where there is non original skirting it is proposed to be removed and a more sympathetic timber skirting shall be installed to match the original.

ORIGINAL FEATURES



There is a limited amount of original skirting and architrave present on the ground floor hallway. This is proposed to be retained and the new skirting and architrave will match this style.



The original plaster arch will be retained and protected during the construction works.

NON ORIGINAL FEATURES



New more sympathetic fireplace is proposed to replace existing non original fireplace. A stone surround and mantle piece as per the above photo is also proposed.

BASEMENT

Utility, Laundry & Kitchen

It is proposed to remove the non original masonry walls as shown as red on the existing plans. These walls have been investigated on site and through historical maps to confirm they are not original material. there is a concrete ceiling structure in this area and the walls are made of modern masonry. It is also proposed to remove the spine wall to create an open plan area.



Removal of non original kitchen and masonry spine wall



Removal of non original masonry walls and appliances



Removal of non original masonry walls and appliances

Hallway & Dining

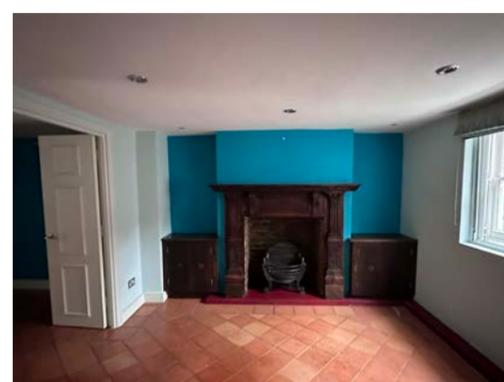
It is proposed to remove the last step of this staircase and masonry walls as shown as red on the existing plans. There is already a considerable opening and the enlargement will allow the space to be opened up to make the room more useable. The existing fireplace is non original and it is proposed to replace this with a more sympathetic period fireplace



Lower Hallway - removal of non compliant step and proposed opening up of masonry wall



Lower Front Room - removal of masonry nib walls



Lower Front Room - replacement of non original fireplace

GROUND

Reception Room

All original features shall be retained, new UFH and re wiring is proposed with new sympathetic floor coverings



Enlargement of existing non original rear door opening by increasing the height by 200mm



New more sympathetic skirting to be installed



All front windows shall be retained and refurbished by careful sanding and filling and re-decorating with paint colour to match original



New permeable stone tiles to replace existing non original decking with new staircase and metal balustrade and roof lights

Bedrooms Room

All original features shall be retained, new UFH and re wiring is proposed with new sympathetic floor coverings



First Floor Front Bedroom - Existing original windows to be retained, non original joinery and floor covering to be removed, and replaced with new sympathetic joinery and floor covering



Second Floor Front Bedroom Existing original windows to be retained, non original joinery and floor covering to be removed, and replaced with new sympathetic joinery and floor covering



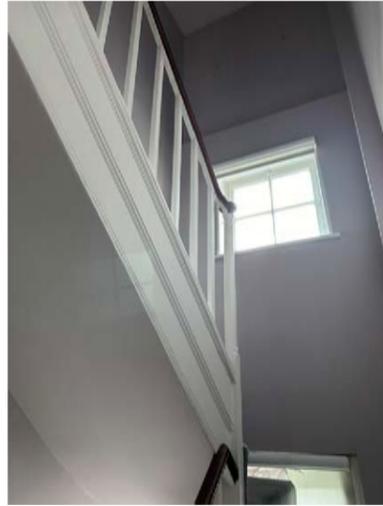
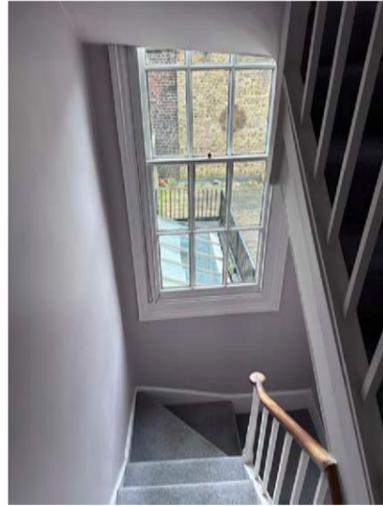
First Floor Rear Bedroom - Existing non original windows to be replaced with new timber sash window to match original with new floor covering.



Second Floor Rear Bathroom - Existing non original windows to be replaced with new timber sash window to match original, non original sanitary ware and floor covering to be replaced with new ensuite and new opening in existing wall.

STAIRCASE

It is proposed to retain the existing staircase with the exception of the floor covering. It is proposed to remove the existing carpet floor covering and replace with a stair runner and paint the existing staircase white. The handrail and banisters will be repaired and redecorated where necessary.



Existing original window to remain with like for like repairs where necessary

Proposed non original windows to be removed and replaced with new window timber sash window to match original

EXTERNAL

Front Elevation

The only proposed change to the front will be a new timber front door and glazed fan light. Its style shall be more sympathetic to its original design and neighbouring examples.

Rear Facade

The original elements of the rear facade shall be retained. The non original timber casement windows and associated non matching brick work, shall be removed and new timber sash windows to match the originals shall be installed with slimline double glazing units. The roof shall be repaired with like for like materials where necessary.

Rear Roof Terrace

The timber decking on the external terrace has degraded and the roof lights are of poor quality and need replacing. It is therefore proposed to replace the timber decking entirely with a new structural with permeable ceramic stone tiles with roof lights and external staircase with metal balustrades to match neighbouring properties



7.0 PRECEDENTS

The following precedents are similar applications that have recently been approved by Westminster. The below list evidently highlights the number of approved lower ground floor extensions and alterations

The evidence also outlines that the loss of any fabric at the lower ground floor is deemed less than significant due to it not being a significant part of the Listed assets.

7 Shouldham Street

16/05750/FULL & 16/05751/LBC

Retention of part-single and part-two storey extension at rear lower ground and ground floor levels with terrace at rear ground floor level enclosed by trellis; alterations to fenestration including replacement windows; creation of terrace at rear ground floor level and internal alterations at all levels; to alter and enlarge dwellinghouse (Class C3)

Granted August 2016

9 Shouldham Street

18/0877/FULL & 18/0878/LBC

Erection of a single storey rear extension at lower ground level, with roof terrace above at ground floor level. Remodelling of existing roof extension, excavation to increase floor to ceiling height at lower ground level and within pavement vaults, and associated internal and external alteration.

Granted October 2018

9 Shouldham Street

17/07031/FULL & 17/07032/LBC

Erection of single storey rear extension at lower ground floor level with roof terrace above, remodelling of existing roof extension, excavation to increase floor to ceiling height at lower ground level and within pavement vaults, and associated internal and external alterations.

Granted October 2017

9 Shouldham Street

16/08511/FULL & 16/08512/LBC

Alterations including erection of single storey rear extension at lower ground floor level, with ground floor roof terrace above; demolition of existing roof extension and erection of replacement roof extension with inset terrace to front and rooflights to the rear; replacement of two rear windows and internal alterations.

Granted December 2016

14 Shouldham Street

09/05951/FULL & 09/05952/LBC

Demolition of existing rear extension, excavation of part basement and construction of a new rear extension, with green roof requiring party wall to be raised by 225mm.

Granted October 2009

15 – 16 Shouldham Street

05/08690/FULL & 05/08691/LBC

Excavation of garden and erection of a lower ground floor rear conservatory and associated alterations to no.15.

Granted December 2005

20 Shouldham Street

01/09731/FULL & 01/09732/LBC

External alterations including erection of a single storey rear basement extension with terrace and trellis enclosure and associated stairway.

Granted February 2002

23 Shouldham Street

89/03800/FULL & 89/03801/LBC

Erection of conservatory

Granted September 1989

27 Shouldham Street

09/07356/FULL & 09/07357/LBC

Erection of single storey extension at rear ground floor level. New roof with dormer windows to provide a mezzanine level at second floor.

Granted

8.0 SUSTAINABILITY

In this project, our focus is on implementing sustainable practices throughout the house extension to maximize efficiency and minimize environmental impact. Instead of merely recommending, we are committed to actively incorporating the following strategies:

Deconstruction Over Demolition:

Strategy: Deconstructing structures slated for removal and repurposing materials in the project.
Benefits: Cost savings by reusing materials, reduced carbon footprint in material sourcing, transportation, and construction.

Passivhaus Design Principles:

Strategy: Implementing Passivhaus concepts for energy-efficient and minimalist design.
Features: Natural resource utilization, window overhangs for seasonal heat and light control, and incorporation of insulation technologies.
Benefits: Drastic reduction in energy consumption and carbon footprint over the building's lifespan.

Insulation Excellence:

Strategy: Prioritizing advanced and efficient insulation methods.
Focus: Reduction of global emissions by addressing the significant contribution of heating to the UK's carbon footprint.
Implementation: Opting for high-performance insulation or exploring sustainable alternatives.

Energy-Efficient Fixtures and Appliances:

Strategy: Installation of technologically advanced fixtures and appliances.
Examples: Transitioning to underfloor heating, incorporating efficient toilet and sink technologies.
Benefits: Significant reduction in water and power wastage, aligning with the project's sustainability goals.

Optimized Heat Supply:

Strategy: Evaluation of heating systems, considering alternatives such as heat pumps over traditional boilers.
Government Incentives: Exploring available incentives for utilizing heat pumps, aligned with future regulations for boiler installations.

Sustainable Power Supply:

Strategy: New Solar Panels are proposed on the south facing roof slope.
Example: Integration of solar panels to harness and potentially sell excess power back to the grid.
Considerations: Location-dependent effectiveness but a crucial aspect in overall sustainability.

Technology Integration:

Strategy: Selecting technology with an emphasis on efficiency and economy.
Example: Implementation of smart meters for better energy management.
Considerations: Choice of lighting, window technologies, insulation, doors, and appliances impact daily energy consumption.

Natural Materials Embrace:

Strategy: Incorporating natural materials throughout the extension.
Options: Wool or hemp insulation, sustainably sourced wood, and locally sourced stone to reduce carbon footprint.
Benefits: Enhancing sustainability across various aspects of the finished project.

Eco-Friendly Finishes:

Strategy: Choosing environmentally friendly finishes and décor.
Options: Use of eco-friendly paints, sustainable furniture, recycled materials, and environmentally conscious tiles and flooring.
Contribution: Ensuring sustainability extends to the final touches of the project.

In conclusion, our project embraces a comprehensive approach to sustainability, incorporating innovative technologies, best practices, and eco-friendly materials. Whether undertaking the project independently or collaborating with professionals, this is an opportune moment to integrate these methods and contribute to a more sustainable future.

9.0 SUSTAINABLE URBAN DRAINAGE SYSTEM

This project will reduce the pressure on the existing local drainage system by incorporating the following sUDS initiatives. Drainage systems can contribute to sustainable development and improve the places and spaces where we live, work and play by balancing the different opportunities and challenges that influence urban design and the development of communities.

Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution) biodiversity (wildlife and plants) and amenity are collectively referred to as Sustainable Drainage Systems (SuDS).

SuDS mimic nature and typically manage rainfall close to where it falls. SuDS can be designed to transport (convey) surface water, slow runoff down (attenuate) before it enters watercourses, they provide areas to store water in natural contours and can be used to allow water to soak (infiltrate) into the ground or evaporated from surface water and lost or transpired from vegetation (known as evapotranspiration).



A water butt will be installed to the proposed roof terrace which will take 90% of the buildings rainwater. This will store water and prevent overloading the main sewer system in times of high rain fall. It can also be used to water the garden in times of drought., further reducing the impact on the mains water supply



Permiable ceramic stone tiles will be installed to the roof terrace to help reduce the surface run off and negative impacts on the local drainage systems.



Planters are proposed to be installed on the roof terrace. The vegetation and soil will reduce the rate that rainfall enters the sewer system which reduces the potential for flooding.

10.0 CONCLUSION

The proposed scheme provides a number of enhancements to both the character and appearance of the MSCA and to the significance of the group listing. The replacement of all non-original and modern windows on the rear elevation with more appropriate sash windows offer significant enhancements with other elements such as the basement alterations extension being very modest, and smaller than those accepted along Shouldham Street and thereby also being an appropriate proposal.

Overall, the proposals are considered to represent a sensitive approach to this group listed building. The proposed lower ground floor extension is designed in a manner to be in keeping with the building. It is clear that along the rear elevations of both group listings on this side of Shouldham Street that there has been a significant degree of change at lower ground and ground floor levels by way of extensions, conservatories, roof terraces and other alterations. The planning history evidences this also. The external proposals that form part of this application are similarly limited to the rear lower ground and ground floor levels.

Internally, some changes are proposed in order to provide better living conditions for occupiers. The internal changes are carried out in a sympathetic manner and in an way to allow the historic plan form and layout to continue to be legible and understood.

In light of the recently approved applications along the Street, it is considered that the current proposal does not have an impact on neighbouring residential amenities over and above that previously considered within the previously approved applications.

This Statement concludes that the proposed scheme enhances the significance of the listed building and the character and appearance of the surrounding conservation area, within which there are a number of examples of similar extensions along Shouldham Street. The proposals are designed in a way to protect the living conditions of neighbouring properties and endorse sustainable principles. As such, this scheme is deemed acceptable as outlined above and therefore it is respectfully requested that the application and listed building consent be approved without delay.



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