

Heritage Statement

14 Ladbroke Apartments, 3 Welbeck Street, W1G 0AR

1. Introduction

This Heritage Statement accompanies the Planning Application for the addition of an AC condenser unit placed on a roof in a Conservation Area.

A description of the physical context forms Section 2 of the document. Section 3 describes the heritage assessment.

2. Context

The site is located at the block of flats to the north of Oxford Street near Bond Street station, at the corner with Wigmore Street.

Apartment 14 is a maisonette flat arranged over the top two floor levels (sixth and seventh floors) of an apartment building on Welbeck Street. The top part of the building was formed in around the 1980's and sits on top of a larger Grade II listed period building, 27-37 Wigmore Street. The wider building was built as department store (Debenham and Freebody's), dated 1907 by William Wallace and James Gibson. The property is located in the Harley Street Conservation Area, designated 2009.

As described above, the apartment is sited atop a listed building. The top two floors are not included in the description of the listing according to Historic England, as it was constructed in the 1980s.

Westminster have set out their conservation and heritage within the *City Plan 2019-2040* document. The relevant points within the document are listed below.

39. Westminster's heritage

A. Westminster's unique historic environment will be valued and celebrated for its contribution to the quality of life and character of the city. Public enjoyment of, access to and awareness of the city's heritage will be promoted.

B. Development must optimise the positive role of the historic environment in Westminster's townscape, economy and sustainability, and will:

- 1. ensure heritage assets and their settings are conserved and enhanced, in a manner appropriate to their significance;*
- 2. secure the conservation and continued beneficial use of heritage assets through their retention and sensitive adaptation which will avoid harm to their significance, while allowing them to meet changing needs and mitigate and adapt to climate change;*
- 3. place heritage at the heart of place making and good growth, maintaining the unique character of our heritage assets and delivering high quality new buildings and spaces which enhance their settings.*

WESTMINSTER WORLD HERITAGE SITE

C. The Outstanding Universal Value (OUV), authenticity and integrity of the Westminster World Heritage Site will be conserved and enhanced. The setting of the site will be protected and managed to support and enhance its OUV.

D. Development will protect the skyline, prominence and iconic silhouettes of the Palace of Westminster and Westminster Abbey and will protect and enhance identified views out of, across and towards the World Heritage Site.

*E. The council will work with partners to promote the use, management and interpretation of the site in ways that protect, enhance and better communicate its OUV. The council will commit to lead the production and*¹

review of an updated World Heritage Site Management Plan.

F. Applicants will be required to demonstrate that any impacts of their proposals on the World Heritage Site or its setting have been fully assessed, informed by Heritage Impact Assessment methodology and that any harm, including cumulative harm, has been avoided or justified.

LISTED BUILDINGS

G. Works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the building and protecting or, where appropriate, restoring original or significant detail and historic fabric.

H. Changes of use to listed buildings will be consistent with their long-term conservation and help to restore, retain and maintain buildings, particularly those which have been identified as at risk.

I. Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance.

J. Demolition of listed buildings will be regarded as substantial harm and will be resisted in all but exceptional circumstances.

CONSERVATION AREAS

K. Development will preserve or enhance the character and appearance of Westminster's conservation areas. Features that contribute positively to the significance of conservation areas and their settings will be conserved and opportunities taken to enhance conservation areas and their settings, wherever possible.

L. There will be a presumption that unlisted buildings that make a positive contribution to a conservation area will be conserved, unless it has been demonstrated that the relevant tests in national policy have been met. Buildings which make a negative or neutral contribution may be replaced or refurbished where this will result in a high quality building which will improve their appearance in the context of the conservation area and their environmental performance.

M. The contribution of existing uses to the character, function and appearance of conservation areas will be considered and changes of use supported where they make a positive contribution to conservation areas and their settings.

40. Townscape and architecture

A. Development will be sensitively designed, having regard to the prevailing scale, heights, character, building lines and plot widths, materials, architectural quality and degree of uniformity in the surrounding townscape.

B. Spaces and features that form an important element in Westminster's local townscapes or contribute to the significance of a heritage asset will be conserved, enhanced and sensitively integrated within new development, including important architectural details, boundary walls and railings, historic roof forms or structures, open lightwells, historic or characteristic shopfronts and street furniture, as well as squares, parks and gardens. Where possible, lost or damaged features will be reinstated or restored.

EXTENSIVE DEVELOPMENTS

C. Extensive development will maximise opportunities to enhance the character, quality and functionality of the site and its surroundings, including creating new compositions and points of interest, and high-quality new streets and spaces, linked to the surrounding townscape to maximise accessibility.

ALTERATIONS AND EXTENSIONS

D. Alterations and extensions will respect the character of the existing and adjoining buildings, avoid adverse visual and amenity impacts and will not obscure important architectural features or disrupt any uniformity, patterns, rhythms or groupings of buildings and spaces that contribute positively to Westminster's distinctive townscape.

ROOF EXTENSIONS

E. Roof extensions will be supported in principle where they do not impact adversely on heritage assets and should:

- 1. where part of a terrace or group already characterised by roof additions or alterations, be of appropriate design which follows an established form and would help to unify the architectural character of the existing terrace or a group;*
- 2. where part of a terrace with an existing roof line unimpaired by roof extensions, take a coordinated approach, adding roof extensions of consistent and appropriate design to each property across the terrace;*
- 3. in other locations, be of appropriate design sympathetic to the architectural character of the existing building.*

WESTMINSTER VIEWS

F. New development affecting strategic and local views (including local views of metropolitan importance) will contribute positively to their characteristics, composition and significance and will remedy past damage to these views wherever possible.

Alterations and extensions

40.6 / Given the densely developed character of the city, extensions to existing buildings (both upwards and outwards) have an important role to play in meeting the growth ambitions of this plan. They can provide room for expanding families, may provide additional housing units, and can allow businesses to grow, as part of single or mixed-use development.

40.7 / Works to alter and extend existing buildings will be supported where they are successfully integrated with their surroundings. To achieve this, extensions should be subordinate to the host building, respecting the scale, detailing and materials of both existing buildings and adjoining townscape. Care should always be taken not to disfigure buildings or upset their proportions and to ensure good standards of amenity as set out in Policy 7.

40.8 / Roof extensions can be a practical way to create additional floorspace but can also have a significant impact on the character and appearance of buildings and the wider townscape, and a sensitive approach and highest standards of design will be required.

40.14 / Even small-scale alterations and additions can have a cumulative impact on townscape character. The design of new doors, windows or shopfronts should be carefully considered to relate sensitively to the existing building and adjoining townscape. Additions such as plant, balustrades, fire escapes routes, telecommunications equipment, cameras and alarms, micro-generation equipment, any associated cables and fixings, as well as air conditioning units, flues and water tanks should always be carefully designed, sited and detailed or screened where appropriate.

3. Heritage Assessment

The proposal at 14 Ladbroke Apartment, 3 Welbeck Street seeks to add a condenser unit to the roof directly above the flat. The condenser unit would not be visible from the street nor any surrounding buildings. The unit would sit amongst other rooftop plant and equipment and ducting and would not affect the amenity of the roofscape.

As such, we feel that the addition of this condenser unit will not detract in any way from the heritage of Westminster.

SUPERFUSIONLAB ARCHITECTS

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