



# Heritage Statement

17 Wilton  
Crescent,  
Westminster,  
SW1X 8SA

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Landscaping/external  
works

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# 1. Introduction

**1.1** This Heritage Statement has been prepared by HCUK Group in relation to external works (focused on the landscaping of the rear garden and external railings) at No. 17 Wilton Crescent.

**1.2** Planning permission and listed building consent (ref: 14/03923/FULL) was granted for the following in 2014,

*Excavation to create basement extension and lower pavement vaults; removal of existing extensions and replace with extensions at rear lower ground to third floor level including roof terrace at rear first floor level; erection of fourth floor extension in mansard style to rear and open up blind windows to front; installation of plant within mansard structure; new landscaping to garden and replace boundary wall with 16 Wilton Crescent.*

**1.3** Works began on the building in 2017. A subsequent, amended, application was submitted in 2022 and approved in 2023. This new application for external works relates specifically to i) a revised landscaping scheme; ii) a new design for the rear railings; iii) discrete ventilation system; and, iv) discrete external wall lights (at lower ground, ground, first and third floors).

**1.4** This Heritage Statement has been prepared to specifically address any potential impacts on significance brought about through the revised landscaping and external works scheme. It should be read as an addendum to the full Heritage Impact Assessment (HIA) prepared by HCUK Group, dated February 2022, which was submitted as part of the approved application ref: 22/05746/FULL. Within that HIA, Section 2 covers the relevant planning policy background and section 3 sets out the history and development of the Site. Section 4 of that report includes the Statement of Significance, a summary of which has been provided below. Sections 2-4 of that 2022 HIA should be cross-referred to in relation to this application. That detail has not been repeated here as it is readily available and still very much valid in terms of assessment methodology, scope and findings.

## Summary of Significance

- 1.5** No. 17 Wilton Crescent (the Site hereafter) is a designated heritage asset, a grade II listed property, located within the Belgravia Conservation Area, also a designated heritage asset. It forms part of a coherent group with Nos 1-15 and Nos 16-30 Wilton Crescent (listed grade II in 1987).
- 1.6** The external appearance of the front elevation to the Site remains in its early 20<sup>th</sup> century, stone-clad, form and reads as part of a contemporary group of uniform properties, despite slight differences between them at roof level. The frontage is of primary architectural interest.
- 1.7** The rear elevation is of considerably lesser significance and alterations to that elevation have been undertaken as per the 2014 approval, consolidating, and rationalising its appearance.
- 1.8** The interior of the Site has been significantly altered across each floor, which has affected the planform, circulation, stylistic details and overall character. Elements internally that were identified during the assessment work undertaken for both the 2014 and 2022 HIAs (both prepared by HCUK Group) included the broadly readable historic planform, windows (where original) and, relevant to this application, the main staircase, particularly with respect to its character and location. It was recognised during the assessment process that the ground and first floor portions of the staircase were not original, albeit these sections remained sympathetic in terms of character.
- 1.9** Overall, the Site's special interest was identified as deriving primarily from its architectural and historic interest and, specifically, from the quality of its external form and appearance and its contribution as part of a group of properties with a primary frontage to Wilton Crescent.

## 2. Heritage Impact Assessment

- 2.1** With reference to the drawings produced by Stanhope Gate Architecture, comments have been provided below on the proposed new landscaping scheme and railings at No. 17 Wilton Crescent. Please refer to the drawings for detail.
- 2.2** The landscaping proposals focus on the garden to the rear of No. 17 at lower ground floor level and propose an amended arrangement further to the consented removal works permitted under ref. 14/03924/LBC and further to a subsequently approved layout ref. 14/03924/LBC.
- 2.3** The revised proposals that form part of this application retain a sympathetic and polite garden layout as per the previous consent but introduce loose planters, stone paving at the centre with planting beds to either side. A new rear timber trellis is proposed along with a focal garden feature.
- 2.4** In addition, discrete external lighting is proposed at lower ground, ground, first and third floor along with a new railing design and a discrete ventilation system including decorative vent grilles at lower ground floor and a stainless-steel ventilation duct introduced within the rear garden area, concealed behind the new trellis and planting.
- 2.5** A detailed review of the proposal landscaping is not required for the purposes of this assessment. The proposals are understated and compliment the building. They are no obtrusive or elaborate and simply create, at lower ground floor level, an attractive and secluded garden space, softened with planters and planted borders. These proposals incorporate attractive and traditional stone paving to create an inviting and attractive outside area.
- 2.6** No harm to the significance of No.17 or the wider terrace or conservation area is considered to come about through this aspect of the proposals.
- 2.7** The design of the railings at lower ground, ground, first and third floor has been amended. The new design is a simple and elegant railing with straight spindles. This approach is understated and complimentary and considered wholly appropriate with no harm to significance identified. The railings to the front elevation remain

more ornated and traditional and respect the hierarchy of the elevations – the rear elevation being more subservient.

**2.8** The external lighting proposed to the rear of the property takes the form of small discrete lights placed at lower ground, ground, first and third floor to either side of the glazed French doors that provide access out into the garden and upper floor terrace/balcony. These are of a simple and understated design and will not be dominant, detract or distract attention away from the rear elevation. The lights will be installed on/affect the wholly modern fabric of the rear elevation. No harm to significance has been identified.

**2.9** A couple of small interventions are proposed to the front elevation of No. 17. These include the introduction of free-standing planters at ground floor, placed either side of the main entrance. They are removable and reflect the approach taken on other properties within the terrace, softening the façade and adding interest. These are considered complementary to the host building as well as within the context of the conservation area and no harm has been identified.

**2.10** Similarly, three planters have been proposed at first floor balcony level, again replicating the approach taken on neighbouring dwellings. These will be simple features that soften the elevation and tie in with the character of the crescent as a whole. They are removable, complimentary features that do not result in any harm to the significance of either the listed building, the terrace or the character and appearance of the conservation area, which will be wholly preserved.

## 3. Summary and Conclusions

- 3.1** No harm to the significance of No. 17 Wilton Crescent has been identified. The proposed new landscaping scheme to the rear of the building, along with the new, simplified, railing design, lighting and ventilation grilles are considered appropriate and of limited visibility from within the conservation area – the rear garden area is largely only visible from within the private curtilage of No. 17 itself, with glimpsed views possible from the rear of immediately surroundings buildings.
- 3.2** The proposed new planters proposed at ground and first floor, fronting Wilton Crescent, are understated and reflect the approach taken by many properties within the terrace. The planters will soften the appearance of the front elevation and be consistent with the existing arrangement within the wider crescent.
- 3.3** No harm to significance has been identified to the extent that paragraph 202 of the NPPF will not be engaged and there will be preservation (of significance) for the purposes of the Council’s duty under Section 66(1) and Section 72 of Planning (Listed Buildings and Conservation Areas) Act, 1990.



