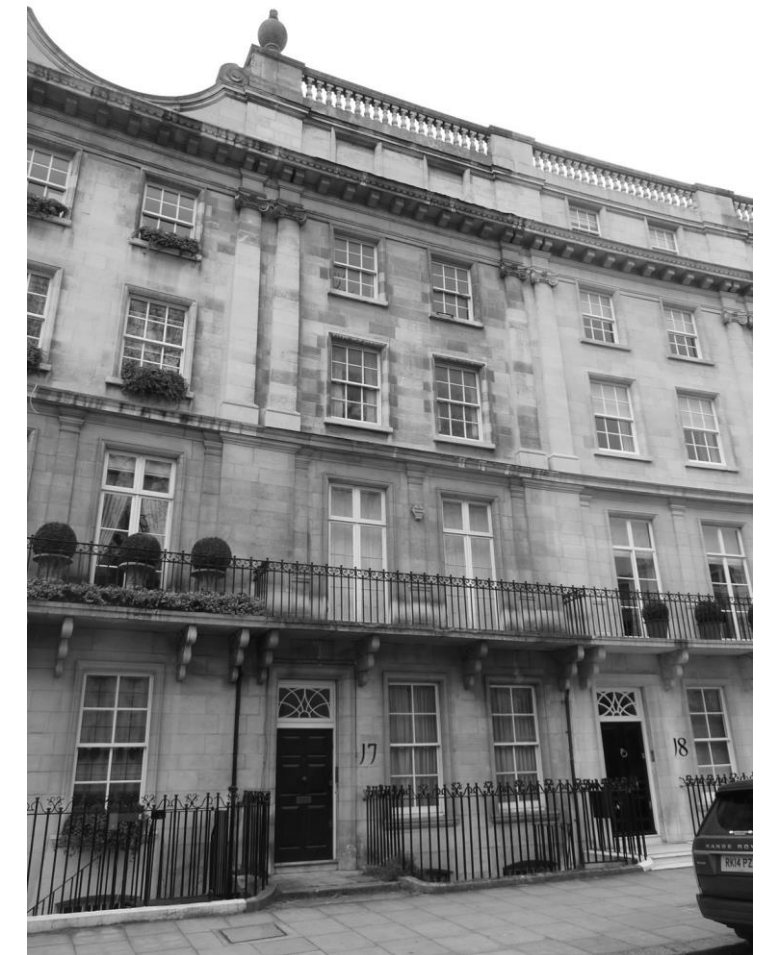


DESIGN AND ACCESS STATEMENT

IN SUPPORT OF THE LISTED BUILDING CONSENT APPLICATION FOR THE REAR GARDEN AND BACK ELEVATION

17 WILTON CRESCENT
LONDON SW1X 8SA



February 2023

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1. INTRODUCTION

This statement supports an application for listed building consent for the proposed alterations to No. 17 Wilton Crescent, London SW1X 8SA.

The site is located within the Belgravia Conservation Area and the building is Grade II listed.

This document incorporates and is to be read in conjunction with the planning application drawings provided by Stanhope Gate Architecture, and the following supporting documents:

- Heritage Statement (Lucy Jarvis, Heritage Collective)

1.1 PROPOSAL

The scheme proposes alterations to the application that was consented in 2022. The purpose of amendments is to rationalise and improve layouts as per the owner's current requirements.

1.2 PLANNING POLICY

Details on how the proposals relate to current planning policy can be found in the Planning Statement and the Heritage Report accompanying this application. Relevant planning policy includes:

National Policies:

The proposed works to the listed building comply with the relevant policies within the National Planning Policy Framework [NPPF]:-

- Part 12: Conserving and enhancing the historic environment,
- Policies 133, 134, 187 incl.

The proposed works also comply with the City of Westminster Unitary Development Plan [UDP]. Policies considered relevant are:

- DES 5: Alterations and Extensions
- DES 10: Listed Buildings

Other policies and guidance considered include:

- The London Plan, July 2011,
- Westminster Core Strategy (adopted January 2011), Policy CS24
- Conservation Principles, 2008 (English Heritage),
- The Setting of Heritage Assets, 2011 (English Heritage).

2 SITE ANALYSIS

2.1 SITE LOCATION

The application site is within the Belgravia Conservation Area. The property falls within the Grosvenor Estate and is a freehold.

The property is located northwest to Belgrave Square, adjacent to the corner of Wilton Crescent and Wilton Place, running north towards Knightsbridge.

To the south across the street is a grade II listed residents' garden, and terrace of houses with stuccoed facades on the opposite side of Wilton Crescent.

To the east is Grosvenor Crescent leading to Grosvenor Place.

To the immediate north is 29 Wilton Place, and further terraced properties of the same street, and St Paul's Church.





No. 16 to 21 Wilton Crescent looking west.



Wilton Crescent Garden and front elevations of No. 36 to 50 Wilton Crescent.

2.2 SITE HISTORY AND CONTEXT

Please refer to the Heritage Statement accompanying the application for detailed information.

The house was built in 1827 and originally was a two-bayed brick house. The front façade was re-faced in Portland stone in 1920, as were all buildings on the north and west side of Wilton Crescent in 1917-1920.

All buildings on the north side of Wilton Crescent have uniform stone clad front façade and decorative wrought iron railings at street level and on first floor balconies. The rear walls of the terrace are a mix of London stock and red brick. The scale of the buildings are typically terraces over 5 storeys and basement.

The uses are a mixture of single dwelling houses and official diplomatic residences.



No.16 to 20 Wilton Crescent looking east.

2.3 CONSERVATION AND HERITAGE

No. 17 Wilton Crescent is part of Nos. 1-15 and Nos. 16-30 Wilton Crescent uniform crescent of terraced houses, that make a positive contribution to the Belgravia Conservation Area and were listed grade II in 1987.

2.3.1 ARTISTIC VALUE

The building is not of artistic interest.

2.3.2 ARCHAEOLOGICAL SIGNIFICANCE

The building is not of any archaeology interest.

2.3.3 ARBORICULTURAL IMPACT

No trees will be lost because of this proposal.

3 FEATURES OF THE EXISTING SITE

3.1 THE EXISTING PROPERTY

The building is a single family dwelling and the total gross internal floor area is 454 sq m.

No. 17 Wilton Crescent is a mid-terrace building comprising four storeys, with basement, front and rear lightwell and garden, and vaults under street pavement.

The house at present needs general refurbishment throughout. Strip-out works were initiated in 2015 however these works were not completed which resulted with deteriorated condition of the interiors due to negligence.

3.1.1 FRONT ELEVATION

The façade of the main house is the most valuable asset of the property and remains relatively unchanged since it was built and clad with stone in 1920.

The front of No. 17 Wilton Crescent has stone clad step and landing, leading to the main entrance door and edged by wrought iron railing. Winding stairs lead down to the front lightwell and entrance door on lower ground floor.



Front lightwell



Front Elevation

3.1.2 REAR ELEVATION



Rear elevation.



Existing rear extension.



Flat roof and lantern over east part of rear extension



Terrace over west part of rear extension.

The rear of the house has been subject to a number of alterations, that created a pattern of projections and recesses on lower floors, some of them of questionable structural soundness, with doors and windows of random sizes and shapes. Rear extension built in 1980, added even more variety to the chaotic arrangement and further compromised the appearance of the rear elevation. The overall impression of this elevation is that it has been much altered and subjected to successive refurbishments and alterations as opposed to a single coherent architectural composition. It is currently in the process of rebuilding in line with approved design.

3.1.3 ROOF

The existing roof is a reconstructed and rebuilt modern roof, and consists of flat asphalt roof over front room and hipped slate roof above the rear of the house, sloping towards recessed gutter located at the centre line of the house. The roof is accessed from the attic via roof hatch in the flat roof. It is currently in the process of rebuilding in line with approved design.

3.2 INTERNAL LAYOUT

Lower ground floor originally comprised of two bedrooms with en-suite bathrooms (one in the front part of original house and the other in 1980's rear extension), utility room, plant room and storage in rear part of original house, kitchen in rear extension, front lightwell with external entrance to the house and stairs up to the street level, and two vaults under street pavement containing services. It is currently in the process of refurbishment in line with approved design.



Vaulted ceiling in Lobby EL03 on Lower Ground Floor.



Vault EL01.

The ground floor consisted of entrance lobby, stairs and hall, two reception rooms and guest WC accessible from the rear room in the original house, and kitchen, dining room with lantern rooflight over and small storages in the 1980's rear extension. It is currently in the process of refurbishment in line with approved design.



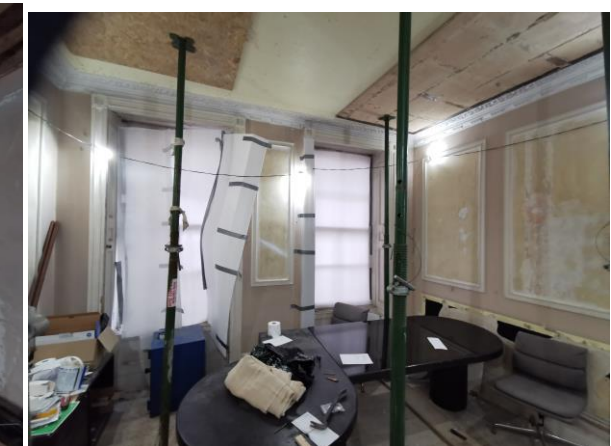
Dining Room EG04



Main Hall Staircase



Dining Room EG09



Sitting Room EG02

The first floor consists of two reception rooms, front one with two French doors onto stone balcony, the rear one with bay window, and a small link room connecting principal rooms behind lift shaft. There is a narrow terrace on west part of flat with access from stair half landing, but no access to higher level of flat roof, that accommodates lantern rooflight over existing dining room on ground floor. It is currently in the process of refurbishment in line with approved design.



Front Drawing Room E101.



Front Drawing Room E101



Link to E103.

The second floor consisted of two bedrooms with en-suites and small closet accessible from stairs. Rear bedroom has access to a balcony over first floor bay window. It is currently in the process of refurbishment in line with approved design.



Master Bedroom E201.



Bedroom E206

The third floor consisted of two bedrooms with en-suites and dressing rooms. It is currently in the process of refurbishment in line with approved design.



Front Bedroom E301



Rear Bedroom E306.

Internal staircase and lift provide vertical access to all floors and terrace on first floor and small closet between first and second floor. Lift was installed in 1980, and is located in south west corner of original rear room, and lift doors open onto stair landings.

3.3 GARDEN AND GARDEN WALL



View of garden looking north.

The existing garden is only accessible via the rear lightwell on lower ground floor and is currently in the process of refurbishment in line with approved design.



Door from Kitchen EL16 to Rear Lightwell EL20.



Northern part of garden.

4 PREVIOUS PLANNING CONSENTS

Planning approvals were granted for further alterations to the building in 1993 but the works did not commence.

93/02962/CAC (8966) Conservation Area Consent Application - 29/06/1993

Internal alterations: demolition and reconstruction of rear extension at Basement and Ground Floor levels. Rear infill additions at 1st to 3rd floors. 4th floor addition.

93/02960/FULL (8966) Full Planning Permission – Granted 27/10/1993

Alterations including the reconstruction of rear exits at Basement and Ground Floor and construction of infill additions at 1st to 3rd floors and roof level addition with refurbishment of existing dwelling house.

93/02961/LBC (8966) Listed Building Consent - Granted 27/10/1993

Rear extension and addition of 4th floor

14/03923/FULL Planning Permission – Granted 08/09/2014

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 level 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.

14/03924/LBC Listed Building Consent - Granted 08/09/2014

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; and internal alterations.

17/05602/FULL Planning Permission – Granted 18/08/2017

Details of tree report and construction management plan pursuant to conditions 9 and 10 of planning permission dated 8 September 2014.

22/05746/FULL Planning Permission – Granted 20/12/2022

Variation of Condition 1 of planning permission dated 08 September 2014 (RN:14/03923/FULL) for the 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; namely, alterations to the size and position of the new rooflights and access hatch at roof level, opening up of a blind window at rear third floor level and alterations to the glazing on the front elevation.

22/05745/LBC Listed Building Consent – Granted 20/12/2022

Installation of new rooflights and access hatch at roof level, new window at rear third floor level and alterations to the glazing on the front elevation and associated internal alterations.

5 THE DESIGN PROPOSALS

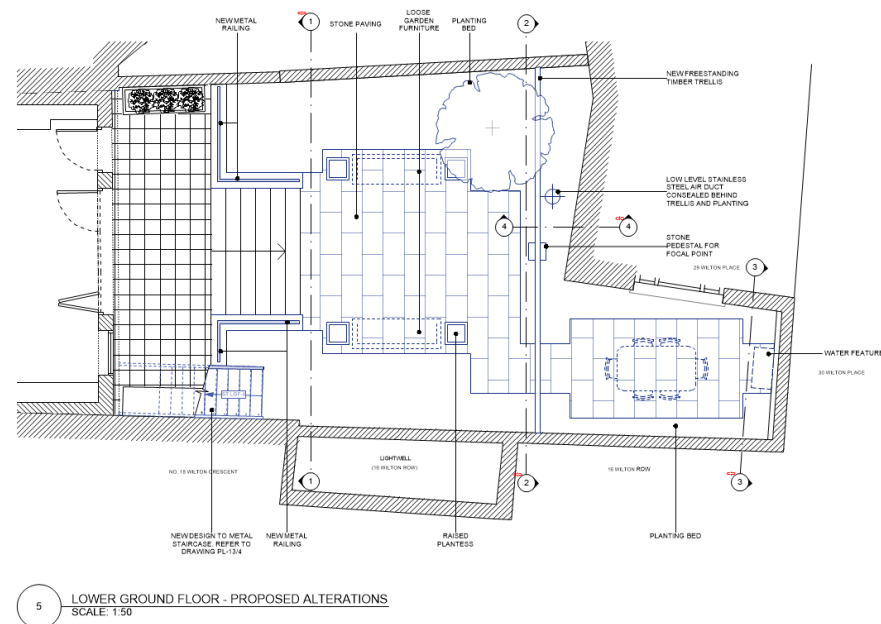
5.1 PROPOSAL

The scheme proposes further detailed alterations to the landscape design consented in 2022, namely: The Garden finishes and layout have been further developed to regularize the layout and create more attractive external sitting area, sympathetic to the residential and traditional character of the 19th c. terrace house and the Belgravia Conservation Area;

Also, it is proposed to simplify the consented balustrade design to better match neighbouring properties.

5.2 LAYOUT

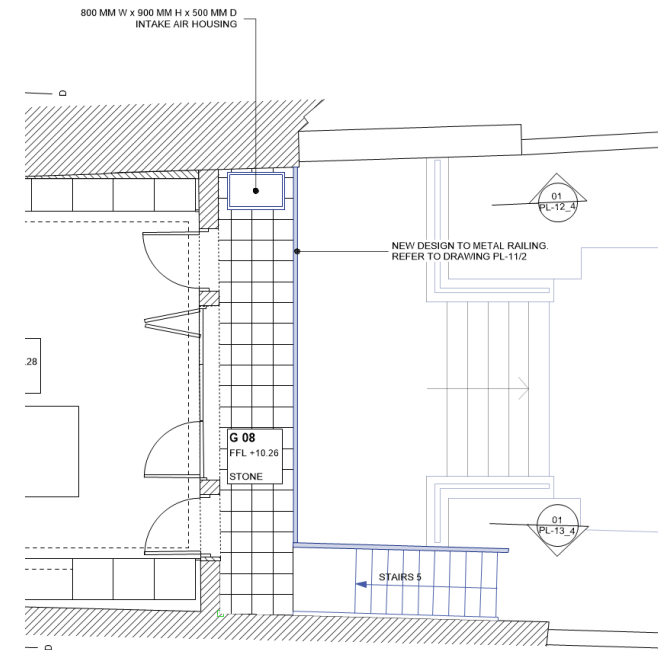
Garden



A new trellis is proposed to the rear elevation of the garden to regularize the layout, and to conceal unattractive neighbouring elevation of No.29 and to conceal a low-level air duct that is proposed to be located behind the trellis. The height of the proposed trellis is to match those of the neighbouring property of no.16. Two garden focal points are proposed in the form of a stone sculpture and a water feature to the back of the far recessed corner of the garden.

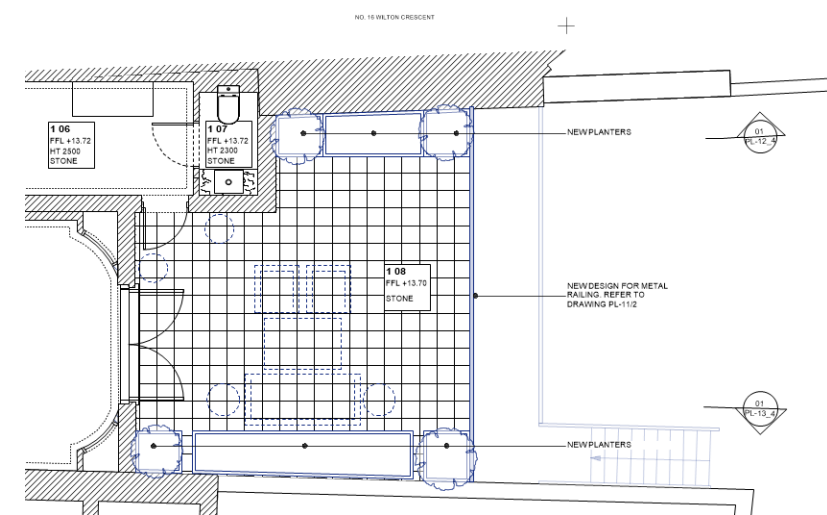
Proposed Ground Floor Plan

It is also proposed to extend the landing of the approved metal stairs to the balcony. Additionally it is proposed to add small housing to far end of the balcony to conceal air intake duct.



Proposed First Floor Plan

It is proposed to add low-level planters to sides of the sitting area on the 1st floor terrace.



Elevations



1 GARDEN SOUTH VIEW
SCALE: 1:50

It is proposed to simplify the approved design of the railings to better match the neighbouring properties and comply with British Standards. The design will comprise of simple, black-painted metal spindles and handrail.

It is also proposed to add traditional air vent grilles concealed behind the metal stairs to serve the ventilation requirements.

5.3 MATERIALS AND DETAILS

- There are no changes proposed to the materials consented under previous application.

5.4 LANDSCAPING AND TREES

A new landscaping scheme is commissioned to improve the setting of the rear elevation of the house and the amenity of the house as a family residence, using materials and planting in keeping with the character of the conservation area.

5.5 IMPACTS ON HERITAGE ASSETS

Please refer to the Heritage Statement for the details regarding the impact of the proposed refurbishment and alterations on the historic value of the property.

The site is in the context of listed grade II listed properties, adjacent grade II listed garden, and sits in a conservation area. The proposal has been designed with full consideration of the context and to increase the contribution of the site to the area in character and architectural detail.

The proposals will have no detrimental effect on the neighbouring listed buildings, with no loss of amenity through increased noise levels, overlooking, or loss of light.

The proposed works will not affect the significance of the heritage assets, or affect its positive contribution to the conservation area. The design proposed will be in keeping with the quiet, residential character of the street.

The proposals are sympathetic to the 19th c. terrace and the Belgravia Conservation Area, and therefore having a positive impact on the historic townscape.

6 ACCESS STATEMENT

The building has been designed to be as both accessible and adaptable as possible within a conservation area. While this proposal does not qualify as a new residence and therefore its compliance with the Lifetime Home Standards is not required, it meets or exceeds many of the Standards' requirements.

6.1 EXTERNAL ACCESS

Access to the main entrance of the house is from Wilton Crescent.



Main entrance door and gate to front lightwell.

Access to the building remains the same through the stone clad steps to the main front door from Wilton Crescent, and through external concrete stairs to door in the front lightwell.

Step-free access into the house is not possible due to preservation of the existing floor levels including a slightly raised ground floor. A ramp would be out of character with the surrounding listed buildings and require more space than is available.

Access to the rear garden will be through via stairs both from ground floor and from lower ground floor via rear lightwell. Internally vertical access is provided by traditional staircases and a lift that serves all floors.

Storage spaces for two cycles are allocated in the front vaults.

There are excellent transport links in this location, with several bus routes. There are also resident's parking bays, and 'pay and display' parking bays, all operated by the Westminster City Council.

6.2 EMERGENCY ACCESS

Access to the site for emergency vehicles is down Wilton Crescent.

6.3 REFUSE ACCESS

Refuse and recycling storage facilities are in accordance with the Council's requirements. Covered refuse storage is provided off of the front light well. Residents will be responsible for taking refuse from this location and placing in local authority collection point.

7 SUMMARY AND CONCLUSION

Overall, the proposed changes are limited to amendments to the rear external garden space of the house to regularize consented design and make better use of available space.

Proposed alterations do not affect the scale and appearance of the main house facades.