



Alterations to No.1 Sydney Place, South Kensington, London, SW7 3NW

Design & Access Statement

Introduction

This planning, design and access statement has been prepared in support of an application for planning permission and listed building consent for the for the above application.

This follows a pre-application advice request made under ref: **PRE/ AR/ 16/ 08675/ LEV 3**. The written response was received on **21 February 2017**. The scheme has been designed in accordance with the advice provided.

This statement provides the background information on the site and assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

This statement should be read in conjunction with the following documents:

Site and Surroundings

The site is located at the junction of Fulham Road and Sydney Place in the Courtfield Ward (previously the Brompton Ward) within the Royal Borough of Kensington and Chelsea. The property is on the northern side of Fulham Road and begins the parade of mixed retail and commercial uses to the west.

The existing building is largely three storeys in height giving the building a prominent corner Appearance with a mansard roof. To the Fulham Road elevation the building steps down to a two storey element. The property is rendered and has strong cornice detailing.

The majority of the building has been in use as a Bank within use class A2 with ancillary offices above. There are existing internal links between the buildings.



The site is located in the Thurloe/ Smith's Charity Conservation Area. 1 Sydney Place is a Grade II listed building. 44 Fulham Road is not listed. The listing is set out in full below:

'One of 2 matching stucco blocks leading into Onslow Square from Fulham Road. George Basevi c1825-1830. Three storeys, attics and basements. Two windows each house with 4 storey end houses slightly set forward. One 3 light window to end houses. Openwork parapet – cast iron first floor balcony across whole front. Roman Ionic pilastered doorways (freestanding porch to No.6).'

The site has excellent transport links and a PTAL rating of 6b. It is in close proximity to South Kensington tube station (Piccadilly and District lines), as well as bus routes and vehicular access via the A4.

Located within a District Shopping centre and part of a 'secondary shopping frontage' of the Brompton Cross District Centre;

Planning History

The relevant planning history for the site is set out below:

Application	Address	Description	Decision
TP/79/0252	44 Fulham Road	Installation of document lift	Granted 01/06/1979
LB/00/02517	1 Sydney Place	Installation of CCTV camera at ground floor fascia level to street elevation fronting Fulham Road.	Granted 29/11/2000
PP/00/02516	1 Sydney Place	Installation of CCTV camera at ground floor fascia level to street elevation fronting Fulham Road.	Granted 29/11/2000



LB/03/02129	1 Sydney Place	Installation of two illuminated marketing display panels inside the building behind street fronting windows.	Granted 25/11/2003
CA/06/00598	1 Sydney Place	Replacement of the existing externally illuminated fascia signage and unilluminated signage for teller machine.	Granted 02/05/2006
PP/06/00596	1 Sydney Place	Installation of one ATM Granted cash point machine together with internal alterations.	Granted 02/05/2006
LB/06/00597	1 Sydney Place	Installation of one ATM Granted cash point machine together with internal alterations.	Granted 02/05/2006
LB/09/01495	1 Sydney Place	Provision and display of three externally illuminated fascia signs.	Granted 28/08/2009
CA/09/01496	1 Sydney Place	Provision and display of three externally illuminated fascia signs.	Granted 28/08/2009



LB/16/05420	1 Sydney Place	External alterations to remove corrugated steel structure to rear, and internal alterations including installation of new staircase between ground and first floor level.	Withdrawn 25/10/2016
PP/16/05419	1 Sydney Place	External alterations to remove corrugated steel structure to rear, and internal alterations including installation of new staircase between ground and first floor level.	21/ 10/2016

Pre-application Advice

Pre-application advice was received under reference **PRE/ AR/ 16/ 08675/ LEV 3**. on 21 February 2017. The pre-application advice relevant to the revised proposals is set out below:

The contentious items have now been removed from the scheme for submission.

Proposals

Planning permission and listed building consent is submitted for the following development: External Alterations to remove existing corrugated steel structure to the rear and alterations to openings and fenestration, and internal alterations.



Listed building application proposals at 44 Fulham Road and 1 Sydney Place will comprise of:

- The removal of internal walls / partitions at Lower Ground Floor, Ground Floor, First Floor, Second Floor and Third Floor levels.
- The creation of a new openings at Lower Ground Floor, Ground Floor, First Floor, Second Floor and Third Floor levels.
- The removal of a later 20th Century staircase from Lower Ground to Ground Floor level.
- Re-connecting the main staircase currently running from Ground Floor to First Floor levels to its original Ground Floor to Lower Ground Floor flights, that was blocked off for reasons of security during the 20th Century, when the 20th Century Ground Floor to Lower Ground Floor flight was constructed.

Planning Policy Framework

This section outlines the relevant national and local planning and listed building policies against which the proposals are considered.

National Planning Policy Framework

The National Planning Policy Framework (March 2012) sets out the Government's planning policies for England and replaced the majority of the existing Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 14). It states, at paragraph 17, that planning should proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs.

Local and Regional Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise.



In this case the development plan comprises;

The London Plan (March 2015)

The Royal Borough of Kensington and Chelsea Consolidated Local Plan (July 2015)

Saved policies Royal Borough of Kensington and Chelsea Unitary Development Plan (2010)

The following section sets out the considerations of the proposed development in relation to planning policy and guidance under the following headings:

- External alterations
- Internal alterations
- Amenity
- Access

Planning Considerations

External Alterations

No external alterations are proposed as part of this application, therefore there would be no impact on the architectural and historic interest of the listed building and the character and appearance of the conservation area in accordance with policies CL1, CL2, CL3 and CL4 of the Consolidated Local Plan.

Internal Alterations

The internal alterations are minor and would remove a number of non-original partitions. A heritage statement is submitted in support of the proposals. This assesses the proposals against the relevant statutory policies and guidance.

The statement concludes that the proposals would overall preserve the special interest of the listed building. The significance of the heritage asset will therefore be sustained, and harm will be avoided.

The internal alterations are considered to be in accordance with policy CL4 of the CLP.



Amenity

As there are no external alterations as part of this application, the proposed changes will have no impact on the amenity of the neighbouring properties in terms of a loss of sunlight/daylight, a loss of privacy or a sense of enclosure in accordance with policy CL5 of the CLP.

Access

No change to access is proposed as part of the development.

Conclusions

In conclusion the external alterations are minor, but the removal of the existing corrugated steel enclosure to the rear would be a major enhancement to the appearance and setting of the building. The other changes would not harm the significance of the heritage asset and would preserve the special architectural and historic interest of the listed building and the character and appearance of the conservation area in accordance with policies CL1, CL2, CL3 and CL4 of the CLP.

The internal alterations are also minor in nature removing non —original partitions and retaining the remaining plan form. The proposals have been assessed as part of a heritage statement submitted in support of the application and the changes are also considered to preserve the special architectural and historic interest of the listed building in accordance with policy CL4 of the CLP.