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44 St James Place, London SW1A 1NS (mansard conversion)

19.02.2015



Street view – No44 St James Place, SW1A 1NS (centre - 3rd floor level) - <https://goo.gl/maps/68gAR>

DESIGN AND ACCESS STATEMENT (pre-app)

The applicant is the owner of the townhouse 44 St James Place, SW1A 1NS for many years and wishes to create additional room for his two children on the 3rd floor and rearrange the internal door positions to offer both children their own bedroom and a shared bathroom. The additional headroom is created by altering the pitch of the exiting roof, but retain the exiting dormer window positions, further retaining the set back behind the safety rail, not to be visible from the public street. The proposals are identical to the adjacent No 45 St James Place extension, with the boundary wall elevation already in place. The proposals have already been discussed over the phone with Jenny Humphry (02076412681) with the recommendation to advance with this pre-app to review the proposals on site. The building is listed and located in a conservation area – with most surrounding buildings 2 or more stories higher.

This planning application proposes:

- Mansard conversion on 3rd floor
- Minor internal layout rearrangement, to form separate bedroom
- All finishes to match existing

The building is generally in a good condition. Highway access remains as existing.

Matthias Hamm, London 19.02.2015

APPENDIX A – Indicative schedule of areas:

No44 St James Place	
Existing	255m2 (3bed + 1 "walk through" room)
Proposed	260m2 (4bed)

APPENDIX B – site photos (roof level)



Existing roof with dormers and extended boundary wall No45

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Roof scape – looking East to No45 and beyond



Roof scape – looking East to No45 and down



Roof scape – looking West to No43 and beyond



Roof scape – looking West to No43 and down

APPENDIX C – Local precedents



No45 – adjacent mansard conversion



St James Place – prevailing building heights