

# Design & Access Statement Including Heritage Assessment

**Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area**

**25 BATHURST MEWS, LONDON W2 2SB**

**Demolition and redevelopment of an existing single family dwelling behind a retained and altered façade including a new basement level excavation and replacement roof structure**

**City of Westminster**



**5<sup>th</sup> January 2021**

**Prepared by Andy Willis BA(Hons) BArch RIBA**

**Our Ref: AR2358**

Registered in England No. 5911102 VAT No. 925757100

REALISATION BY DESIGN LTD trading as RBD ARCHITECTURE & INTERIORS

London Address: 4 Montpelier Street, London SW7 1EE

Tel: +44 (0)20 7193 7245

Hertfordshire Address: Studio 12, Marshalls Heath Lane, St Albans AL4 8HR

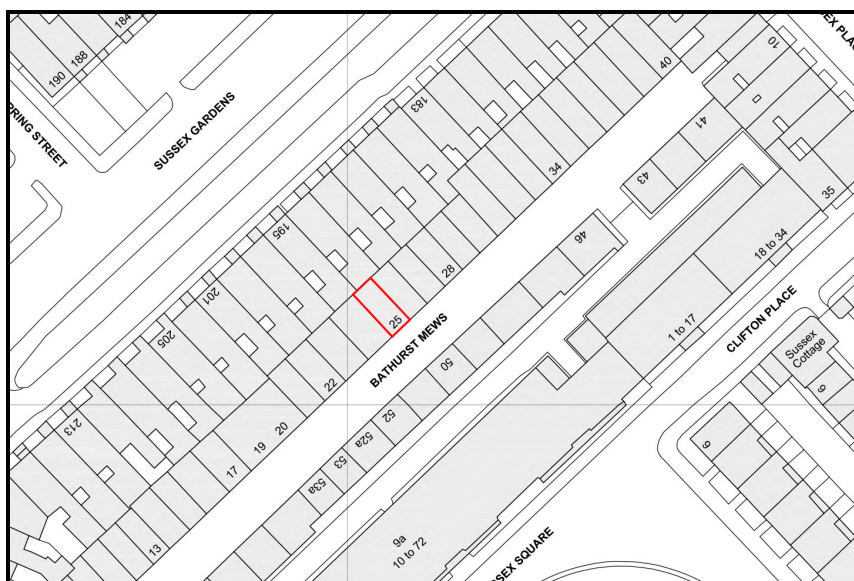
Em: [office@rbddesign.com](mailto:office@rbddesign.com)

## 1.0 - Introduction

- 1.1 This Design & Access Statement Including Heritage Assessment has been prepared in support of an application for planning permission and for relevant demolition of an unlisted building in a conservation area and proposes development at 25 Bathurst Mews, London W2 2SB.
- 1.2 The application seeks approval for the demolition and reconstruction of an existing single family dwelling between retained party walls and altered façade including a new basement extension, roof structure with rooflights and rear boundary wall above abutment level.
- 1.3 The application documentation comprises of:
- RBD cover letter dated 05.01.21
  - RBD completed application form
  - RBD existing drawing nos. AR2358/PL1/01\_ & 02\_ (including Location and Site Plans)
  - RBD proposed drawing nos. AR2358/PL1/03\_ & 04\_
  - RBD demolition drawings AR2358/PL1/05\_ & 06\_
  - RBD Design & Access Statement Including Heritage Assessment dated 05.01.21
  - RBD completed CIL Forms 1 & 7 dated 05.01.21
  - Basement Impact Assessment prepared by AND Designs Ltd dated 21.12.20

## 2.0 – Context

- 2.1 The site is located on Bathurst Mews within the Bayswater Conservation Area of Westminster (designated in 1967). No Article 4 Direction applies to the address. Development within the area – predominantly residential - commenced in 1827 in the form of an inter-related pattern of wide streets, crescents and squares. Bathurst Mews is situated between Sussex Gardens to the north-west and Sussex Square to the south-east. Access to the mews is via Bathurst Street and Sussex Place.



Registered in England No. 5911102 VAT No. 925757100

REALISATION BY DESIGN LTD trading as RBD ARCHITECTURE & INTERIORS

London Address: 4 Montpelier Street, London SW7 1EE

Tel: +44 (0)20 7193 7245

Hertfordshire Address: Studio 12, Marshalls Heath Lane, St Albans AL4 8HR

Em: office@rbddesign.com

- 2.2 Bathurst Mews is close to Hyde Park and near to the West End and Oxford Street. There are good local public transport links with Lancaster Gate underground station to the south and Paddington underground and national railway station to the north. There are also many local bus routes.
- 2.3 No.25 Bathurst mews is a two storey dwelling forming part of a terrace of similar properties on the north side of the mews. Many frontages along both sides of the mews have been altered in a variety of styles, generally within existing structural openings. Over the years, most garages have been converted into habitable rooms. Several first floor window openings have been replaced by French doors with Juliet balconies. There have also been changes to ground floor structural openings with replacement beams, exposed face brickwork and the removal of non-original render.

### **3.0 – Planning History**

- 3.1 In 1987 planning permission was granted for new garage doors in connection with the conversion to a dwellinghouse (app no. 86/06281/FULL).
- 3.2 In 1987 planning permission was refused to use the ground floor garage as a living room (app no. 87/02701/FULL).

### **4.0 – Planning Policy**

- 4.1 There are several key planning policies and reference documents which make up Westminster's Development Plan. The following have been considered during the preparation of this planning application:
- 4.1.1 Westminster City Plan Policy CM28.1 (Basement Development)
  - 4.1.2 Westminster City Plan Policy S25 (Heritage)
  - 4.1.3 Westminster City Plan Policy S28 (Design)
  - 4.1.4 Westminster City Plan Policy S29 (Health, Safety and Well-being)
  - 4.1.5 Westminster UDP Policy DES 1 (Principles of Urban Design and Conservation)
  - 4.1.6 Westminster UDP Policy DES 5 (Alterations and Extensions)
  - 4.1.7 Westminster UDP Policy DES 6 (Roof Level Alterations and Extensions)
  - 4.1.8 Westminster UDP Policy DES 9 (Conservation Areas)
  - 4.1.9 Westminster UDP Policy ENV 6 (Noise Pollution)
  - 4.1.10 Westminster UDP Policy ENV 13 (Protecting Amenities, Daylight, Sunlight and Environmental)
  - 4.1.11 London Plan Policy 7.8 D (Heritage Assets and Archaeology)
  - 4.1.12 National Planning Policy Framework 2019, paras 189 - 192 (Proposals affecting heritage assets)
  - 4.1.13 Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72
  - 4.1.13 Supplementary Planning Guidance (Development and Demolition in Conservation Areas) 1996
  - 4.1.14 Supplementary Planning Guidance (Mews – A Guide To Alterations) 1992
  - 4.1.15 Conservation Area Audit No.6: Bayswater – Adopted SPG dated 13 July 2000

## 5.0 – Design Statement

### 5.1 Demolition

The following demolition scope should be read in conjunction with accompanying RBD demolition drawing nos. AR2358/PL1/05\_ and PL1/06\_ (items to be demolished are highlighted in red):

- 5.1.1 There are several known issues with the existing main roof which would be costly to repair. Poor parapet and flashing details have caused the roof to fail and rainwater to penetrate the brickwork and roof structure. This is evident internally (see photos 1 & 2 – Appendix A). To address these issues and to provide improved internal accommodation it is proposed to demolish, redesign and replace the roof, to partially demolish and replace the rear boundary wall above abutment level and to alter and replace some parapet details.
- 5.1.2 The existing water tank on the main roof will be removed permanently (see photo 3).
- 5.1.3 The existing front façade openings are to be altered and the face brickwork exposed, repaired and repainted to improve the fenestration and to enhance the character of the building previously concealed by modern painted render (see photos 4 & 5).
- 5.1.4 The internal floors and walls are to be replaced and reconfigured to improve the internal layout and the quality of accommodation for its occupants.
- 5.1.5 A new basement level will be excavated below the existing property footprint to provide additional accommodation.

### 5.2 Design, Scale and Appearance

The application seeks planning consent for the following key proposals which should be read in conjunction with accompanying RBD proposed drawing nos. AR2358/PL1/03\_ and PL1/04\_:

- 5.2.1 All proposals to sit within the existing party and boundary walls.
- 5.2.2 The existing chimney stack will be restored, ready to serve the ground floor open fireplace (see photo 6).
- 5.2.3 New raised pitched roof across the main building footprint with replacement slates (currently Eternit roof tiles) and dressed leadwork. This roof structure will match the existing design with a new ridge height set 56cm higher than existing, but set lower than the raised roof to No.26. At the rear of the property a new flat roof section is proposed with a single ply membrane roof covering. The proposals will not be visible from street level and will be similar in design to the existing flat roof section belonging to No.26 (see photo 7).
- 5.2.4 Parapet alterations comprising of 1) a replacement once weathered painted cast coping stone to the front elevation with no change in height (see photo 8), 2) rear side parapets raised by up to 16cm with new once weathered cast coping stones and 3) reconstruction of the rear boundary wall above abutment level (see photo 9) with replacement once weathered cast coping

stone and 10cm raised matching parapet with new 90cm high painted metal balustrade.

- 5.2.5 New flat and pitched opening and fixed rooflights. All pitched rooflights to be recessed between slates. All external frames to be dark grey painted aluminium to match slates. All rooflight proposals are consistent with approved examples to neighbouring No.26 (see photo 10).
- 5.2.6 Retained façade alterations including 1) a new first floor Juliet balcony with painted metal balustrade and painted timber framed double glazed French doors within an altered and repaired existing painted face brickwork opening and 2) removal of all modern render, alterations to the ground floor structural opening with altered and repaired painted face brickwork and replacement painted timber framed double glazed panelled doors and matching solid panelled front door.
- 5.2.7 New internal floors, partitions and connecting staircase providing improved accommodation with the use of increased natural light, ventilation and optimised spatial planning.
- 5.2.8 New single storey basement level below the existing property footprint. Access via a new stair flight will provide much needed additional accommodation for a guest bedroom/ study, ensuite, reception room, services and storage, to be naturally lit and by an open staircase, glass floor panel and internal lightwell at the rear of the property. The finished basement level floor to ceiling height will exceed 2.5m.

### 5.3 Access

- 5.3.1 The site lies within walking distance of the underground, mainline train stations and bus routes and has good public transport links nationally.
- 5.3.2 Disabled access to the site is limited as Bathurst Mews is a traditional cobbled street within a conservation area.
- 5.3.3 The new internal floor layout will maintain the same ground floor level as existing to prevent flood risk. No change is therefore proposed to the main access into the building.
- 5.3.4 All design will comply with the requirements of Part M of the current Building Regulations.

### 5.4 Amenity

- 5.4.1 It is not considered that these proposals would cause harm or would adversely impact neighbouring properties and their occupants. The minor scale of the alterations at roof level and their impact in terms of sense of enclosure or loss of sunlight/ daylight would be negligible (UPD 2007 policy ENV 13 and Westminster City Plan policy S29).

### 5.5 Parking

- 5.5.1 There are no proposed changes to existing off-street parking provision.



## 5.6 Sustainability

The design proposals aim to be sustainable where possible within conservation area limits by applying the following principles:

- 5.6.1 High efficiency heating system and water saving appliances
- 5.6.2 High thermal efficiency building envelope
- 5.6.3 Increased natural light penetration into the building
- 5.6.4 Part L compliant energy efficient lighting
- 5.6.5 Double glazed rooflights, windows and doors throughout
- 5.6.6 Improved sound insulation to party walls

## 5.7 Site Waste Management

- 5.7.1 Provision has been made for waste and recycling storage internally.

## 5.8 Construction

- 5.8.1 Prior to the commencement of any construction including demolition, earthworks and piling, the applicant agrees to submit a completed Appendix A checklist from the Code of Construction Practice and to obtain local planning authority approval in writing.

## 6.0 – Heritage Assessment

- 6.1 The choice of external materials, doors, windows and rooflights will ensure that the appearance of the building is suitable and will contribute to the character and appearance of the Bayswater Conservation Area (as set out in Westminster City Plan 2016 policies S25 and S28 and UDP 2007 policies DES 1, DES 5, DES 6 and DES 9).
- 6.2 The new raised roof structure and proposed minor alterations to the rear parapet walls including the addition of a metal balustrade will not be visible from the street and should be considered acceptable in design terms (in accordance with UDP 2007 policy DES 6). A similar replacement roof structure exists at No.26 Bathurst Mews.
- 6.3 The proposals to retain the existing façade reflect local and national conservation area planning policy guidance to retain, preserve and enhance building frontages which are essential to the historic character of the conservation area (Conservation Area Audit No.6: Bayswater – Unlisted Buildings of Merit and Landmark Buildings). The Planning (Listed Buildings and Conversation Areas) Act 1990, Section 72 also states that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Past and present façade retention related development in the mews is consistent with this approach.
- 6.4 The proposed internal alterations will have no impact on the streetscape, neighbouring properties or the conservation area and are confined to the building

footprint. The proposals therefore comply with UDP 2007 policy DES 5 (Alterations and Extensions).

- 6.5 The proposed basement is located under the footprint of the building, will not be more than one storey and will not be visible externally (in accordance with Westminster City Plan policy CM28 – Basement Development). A Basement Impact Assessment prepared by AND Designs Ltd accompanies this application. There are many examples of basement extensions and excavations in the mews which form part of the established character.

## **8.0 – Conclusion**

These proposals are the result of careful consideration of local and national planning policy which aims to preserve and enhance the Bayswater Conservation Area. They address a number of significant existing weatherproofing and structural issues whilst improving the internal accommodation – thus helping to ensure the building's long-term future. We therefore recommend this application for approval.

## **APPENDIX A – Site Photographs**

Registered in England No. 5911102 VAT No. 925757100

---

REALISATION BY DESIGN LTD trading as RBD ARCHITECTURE & INTERIORS

London Address: 4 Montpelier Street, London SW7 1EE

Tel: +44 (0)20 7193 7245

Hertfordshire Address: Studio 12, Marshalls Heath Lane, St Albans AL4 8HR

Em: [office@rbddesign.com](mailto:office@rbddesign.com)





Photo 1 – Front bedroom water damage



Photo 2 – Rear bedroom water damage

Registered in England No. 5911102 VAT No. 925757100

REALISATION BY DESIGN LTD trading as RBD ARCHITECTURE & INTERIORS

London Address: 4 Montpelier Street, London SW7 1EE

Hertfordshire Address: Studio 12, Marshalls Heath Lane, St Albans AL4 8HR

Tel: +44 (0)20 7193 7245

Em: [office@rbddesign.com](mailto:office@rbddesign.com)



Photo 3 – Roof mounted water tank



Photo 4 – Front façade at ground floor level

Registered in England No. 5911102 VAT No. 925757100

REALISATION BY DESIGN LTD trading as RBD ARCHITECTURE & INTERIORS

London Address: 4 Montpelier Street, London SW7 1EE

Hertfordshire Address: Studio 12, Marshalls Heath Lane, St Albans AL4 8HR

Tel: +44 (0)20 7193 7245

Em: [office@rbddesign.com](mailto:office@rbddesign.com)





Photo 5 – Front façade at first floor level



Photo 6 – Chimney stack





Photo 7 – Rear flat roof section to No.26



Photo 8 – Front parapet wall





Photo 9 – Rear boundary wall



Photo 10 – View of approved rooflights to No.26