



## DESIGN, ACCESS & HERITAGE STATEMENT

### Flat 1, 37 Westbourne Terrace, London, W2 3UR

#### Application for Full Planning & Listed Building Consent for:

Replacement of 2No. existing non original steel 'Crittall' style windows with new double glazed timber casement windows, along with installation of new flat rooflight, to existing non original rear extension.

#### 1.00 - Introduction

This Design, Access & Heritage Statement has been prepared to assist with the planning process in respect of the proposed development; *'Replacement of 2No. existing non original steel 'Crittall' style windows with new double glazed timber casement windows, along with installation of new flat rooflight, to existing non original rear extension'* at Flat 1, 37 Westbourne Terrace, London, W2 3UR. The proposed alterations are all to the existing non original rear extension, and therefore will not impact the existing streetscape in any way. The existing site is currently in use as a mid-terrace, 6 storey property (inclusive of basement level and converted loft level) divided into flats. Flat 1 is a single storey flat, located at ground floor level, accessible via the main entranceway to the existing building. The property sits on the north eastern side of Westbourne Terrace and the surrounding area is characterised by similar five/six storey terraced properties. This property and its neighbouring terraces were constructed circa 1840 and are consistent in their external detailing and overall facade design, with little alterations present to their front elevations. A stucco rendered front elevation with rustication at ground floor level, along with projecting balcony at first floor level allows for a consistent uninterrupted streetscape along Westbourne Terrace. The rear elevations are largely concealed from view along Westbourne Terrace, with the rear elevation to no.37 Westbourne Terrace being painted brickwork, with existing closet wing in place, fully concealed from street view due to its mid-terrace location. The whole property is a Grade II Listed building, located within the Bayswater Conservation Area. No.37 Westbourne Terrace, originally a single family house, was converted into individual flats in the 1960's. Many of the existing properties along Westbourne Terrace have been converted into flats.

#### 2.00 - Proposed Development

The proposed development allows for the replacement of 2No. existing non original single glazed steel 'Crittall' style windows with 2No. new double glazed timber casement windows, to the ground floor side elevation of the existing non original rear extension. To the rear of the property, a mix of different style windows already exist, including original timber sash windows, steel 'Crittall' style windows, timber casement windows, and aluminium windows (see accompanying photographs and drawings). The proposed timber casement windows would compliment and tie in with the original timber sash windows. The new windows would be finished white, to match the existing windows. Drawing details and elevations of the proposed new timber casement windows have been included with the proposed drawings. The new windows would be sized to fit the existing window openings, and the existing concrete window sills are to be retained. The new window to the existing bathroom would have obscured glazing, to match the existing bathroom window glazing, whilst the glazing to the new window to the kitchen will be clear, to match the existing kitchen window glazing.

The proposed development also includes the installation of a new flat 'Flushglaze' rooflight, to be installed over the rear part of the existing internal Hall. Presently the existing hall is completely internal

with no windows or rooflights. The new rooflight would significantly improve the experience of the existing hall, by allowing natural light to flood in. The proposal allows for the new rooflight opening to be formed within the flat roof to the existing non original rear extension. The glazing to the rooflight is proposed to be obscured, to ensure no overlooking can occur from neighbouring properties. The rooflight is modest in size, with internal dimensions measuring 530x1600 mm, and located below the existing parapet level, ensuring it will not be visually intrusive. The rooflight will have 5 degree fall/slope incorporated, in accordance with the manufacturers specifications, to ensure adequate rainwater run off. The proposed rooflight supplier is to be Glazing Vision. Drawing details and plans of the proposed new rooflight have been included with the proposed drawings.

Overall the proposed alterations are minor and will have little impact on this already much altered building. None of the original fabric or features are proposed to be removed and no alterations to the front elevation are proposed, therefore the overall front external appearance will remain intact. The proposed changes relate only to the existing non original rear extension, not to the original building, and would not be visible from the front of the property.

In accordance with S25 - Heritage, which states *'historic and other important buildings should be upgraded sensitively, to improve environmental performance and make them easily accessible'*. Along with policy S28 - Design, which states *'in the correct context, imaginative modern architecture is encouraged provided that it respects Westminster's heritage and local distinctiveness and enriches its world-class city environment.'* Under DES1 of Westminster's UDP, it states *'New development is necessary to adapt the fabric of the City to present and future needs.'* Our proposal seeks to upgrade and improve / enhance the internal accommodation to Flat 1, by allowing for more natural light to flood into the existing dark hallway, and by thermally upgrading the existing non original single glazed steel windows to the bathroom and kitchen, with double glazed timber casement windows, that will tie in with the original timber sash windows.

### **3.00 - External Appearance**

The external appearance of the development will not impact the main front elevation. To the rear, the proposed changes relate only to the existing non original rear extension, not to the original building, and the replacement of steel windows with timber windows would enhance the external appearance to the rear. The new windows would be finished to match the existing windows, to ensure the tie in. The rooflight will not be visible to the rear at ground floor and basement levels, as it sits behind the existing parapet. From upper levels, whilst the rooflight will be visible from the rear of some of the neighbouring properties, its impact will be minimal, given the modest size of the rooflight.

### **4.00 - Access | Site & Premises, Parking & Transport, Fire Escape**

Access to the site and premises, access to parking and transport and access for fire escape routes all remain unchanged.

### **5.00 - Refuse & Recycling**

There are no changes to refuse and recycling.

### **6.00 - Landscape Strategy | Existing Trees, Local Environment**

All existing trees within the site boundaries and adjoining the site will not be interfered with or damaged by the proposed development. The proposed development will have no adverse affect on the environment and has been designed to be in keeping with the existing urban character and with the predominant house form in the area.

### **7.00 - Conclusion | Evaluation of the Scheme**

When preparing the drawings and in consultation with the applicant, it was felt that the proposal should be acceptable to the Local Authority and should not have a negative impact on the environment and the amenities of the adjoining owners and nearby neighbours. In addition, it was felt that it was important to

maintain and enhance the existing internal experience and amenities of the existing ground floor flat.

The proposal has been designed in compliance with Westminster's policies relating to Listed Buildings and Conservations area, including S25 and S28 of Westminster's City Plan; Strategic Policies adopted November 2013 and DES1 of Westminster's Unitary Development Plan, adopted January 2007, along with paragraph 2.4 of Westminster's SPD - Repairs and Alterations to Listed Buildings. With this in mind, we hope that the proposal will be acceptable.

Existing photographs have been provide along with this application, as well as existing and proposed drawings.

We trust the above clarifies the extent of alterations proposed. If you require any further details or clarification, please do not hesitate to contact us using the contact details provided.

Sincerely



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