

# 40 Chepstow Road Notting Hill

## Design and Access Statement & Heritage Statement

December 2020  
Revision A - 20.12.17

40 Chepstow Road  
London  
W2 5BE

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## 1.0 Introduction

### 1.1

The existing property no. 40 Chepstow Road is a grade-II listed townhouse located just north of Westbourne Grove within the Westbourne Conservation area.

### 1.2

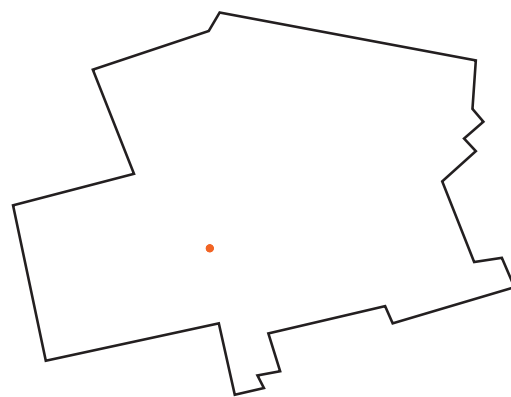
This application proposes the replacement of an existing glazed infill conservatory to the rear of the property with a two-storey glazed infill extension and alterations to a portion of the existing roof to provide improved maintenance access.

### 1.3

The following sections aim to present the proposal in relation to the relevant planning policy framework and its local context.

### 1.4

This document should be read in conjunction with the application drawings provided.



• 40 Chepstow Road

— Westbourne Conservation Area

## 2.0 Site Assessment and Surroundings

### 2.1

The area is largely residential in character with a mix of dwelling styles dating to a similar period in the mid 19th C. No.22-68 Chepstow Road is a grade-II listed terrace constructed at some time between 1850-1855.

### 2.2

The terrace was built from brick with butterfly roofs concealed behind straight front parapets. Its stuccoed front elevations are accentuated by black painted ornate cast iron railings to front windows and walls.

### 2.3

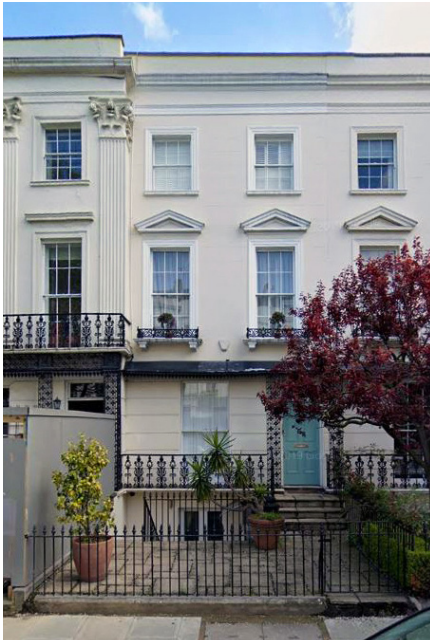
The terrace as a whole is of architectural interest as noted by the group listing which values the overall elevational composition. The properties at each end and in the centre of the terrace are of particular note as they are set slightly forward and embellished with Italianate plaster columns at the upper levels.

### 2.4

As a mid terrace property, No.40 Chepstow Road has a simpler, more modest front elevation. The three-storey townhouse is set above a lower ground floor which extends below the front garden and connects to a modest rear garden through an existing rear conservatory infill extension.

### 2.5

The property has retained a lot of its original features such as its decorative railings and slate tiled butterfly roof, but it has undergone transformations both internally and externally. These alterations are noted in relation to each relevant proposal.



*Google streetview of  
no. 40 Chepstow Road*

### 3.0 Listed Building Status

#### 3.1

The property is part of a grade II listed terrace of townhouses comprising no.22-68 Chepstow Road, to the south-eastern end of the street.

Listing:

*'Statutory Address: 22-68, CHEPSTOW ROAD W2*

*TQ 2581 SW CITY OF WESTMINSTER CHEPSTOW ROAD, W2 49/10 (east side)*

*1.12.81 Nos 22 to 68 (even)*

*GV II - Listing NGR: TQ2531881283*

*Terrace of houses. Mid C19, altered. Stucco. Roof not visible. Balanced composition. 3 storeys, and basement. Each house 2 windows wide. Centre 4 houses set forward slightly with fluted Corinthian columns using through first and second floors; end pairs also project slightly with giant pilasters to corners and between houses to first and second floors. Channelling to ground floor. Square headed entrances and windows. Panelled doors. Architraves to first and second floor windows. Sashes, glazing bars. Ground floor with continuous cast iron balcony and tented canopy supported on elaborate Greek key patterned iron supports to most houses; to centre and end houses balcony shaded instead by first floor balcony with cast iron trellis supports. First floor window guards to other houses. Cornice above second floor, mutilated to some houses.'*



*20th century archive photograph  
of no. 40 Chepstow Road*

## 4.0 Relevant Planning History

### 4.1

There are a number of historic applications associated with the property. We believe the existing rear infill extension was permitted in 1990 as per the application highlighted and built c. 1991/92.

#### **11/01777/LBC (REFUSED 06/05/11)**

Excavation under property to provide a new basement floor of habitable accommodation including the provision of lightwells and external stairs up to the rear garden level.

#### **10/10024/FULL (REFUSED 06/05/11)**

Excavation beneath property and front garden to provide a new basement floor of habitable accommodation including the provision of lightwells and external stairs up to the rear garden level and lower ground floor rear extension.

#### **91/05173/ADFULL (PERMITTED 28/11/91)**

Approval of details pursuant to planning permission dated 22/05/1990 - rear conservatory.

#### **91/05251/ADLBC (PERMITTED 28/11/91)**

Approval of details pursuant to listed building consent dated 22/05/1990 condition 5-relationship between conservatory door & brickwork.

#### **91/03410/ADFULL (PERMITTED 05/08/91)**

Approval of details pursuant to planning permission dated 22/05/1990 condition 7 - for rear conservatory.

#### **91/03411/ADLBC (PERMITTED 05/08/91)**

Approval of details pursuant to listed building consent dated 22/05/1990. Condition 5 - for rear conservatory.

#### **89/06212/LBC (PERMITTED 25/05/90)**

**Demolition & rebuilding of rear outbuilding; extension of rear outbuilding & addition of conservatory; conversion of front pathway to kitchenette at basement level.**

#### **89/05950/FULL (PERMITTED 25/05/90)**

**Erection of glass conservatory to rear; removal of existing rear addition and its rebuilding and extension with additional floor garden with kitchenette under footway;**

#### **88/06681/LBC (REFUSED 25/05/89)**

Extension of basement flat and alterations to rear.

#### **88/06680/FULL (25/05/89)**

Conversion of basement to self contained flat and other alterations in connection with the use of the ground and upper floors as a single dwelling.

## 5.0 Local Planning Precedent

### 5.1

There are a number of properties within the same terrace which have undergone very similar, sensitive alterations to those proposed within this application.

### 5.2

There are two recently approved applications for similar glazed rear extensions:

#### **34 Chepstow Road W2 5BE**

18/10251/FULL (APPROVE WITH CON. 18/03/2019)  
Formation of enlarged basement storey extending below front garden together with new lightwell to front elevation. ***Infill extension at basement level to the rear of the property together replacement conservatory at ground floor level.*** (Linked to 18/10251/LBC)

#### **36 Chepstow Road W2 5BE**

16/07526/FULL (APPROVE WITH CON. 05/12/2016)  
***Replacement of rear glazed structure at ground floor level with glazed rear extension at lower and ground floor levels;*** new boiler/storage room on lower ground floor level adjacent to rear garden boundary wall; construction of lower ground floor infill structure within front light well, including excavation of the ground level. Landscaping to front garden including paving, railings and stairs to lightwell; landscaping to rear garden; internal refurbishment to the lower ground and ground floor. (Linked to 16/07527/LBC)

### 5.3

There is also an approved application for similar roof access improvement works:

#### **58 Chepstow Road W2 5BE**

08/00507/FULL (APPROVE WITH CON. 17/06/2008)  
Removal of lower ground and ground rear extension and replacement with new 2 storey extension, installation of photovoltaic and solar thermal panels and ***a new skylight to provide access to roof.*** Excavation of front garden to create basement room. (Linked to 08/00508/LBC)

## **6.0 Design Statement**

### 6.1

The architectural interest of the existing property has been taken into consideration. Care has been taken to develop a design which is sensitive and responsive to its conservation area context.

### 6.2

The proposed alterations have been designed to enhance the use and appearance of this family home whilst remaining in-keeping with the its surroundings and the sensitive alterations carried out to neighbouring properties

### 6.3

Interventions have been designed to achieve a considerable improvement in the practical use and enjoyment of the property with the least impact on the host dwelling possible.

### 6.4

The proposals can be broken down as follows:

- Replacement of an existing single storey conservatory to the rear of the property with a two-storey glazed infill extension
- Alterations to a portion of the existing roof to provide improved maintenance access to the roof and existing solar panels





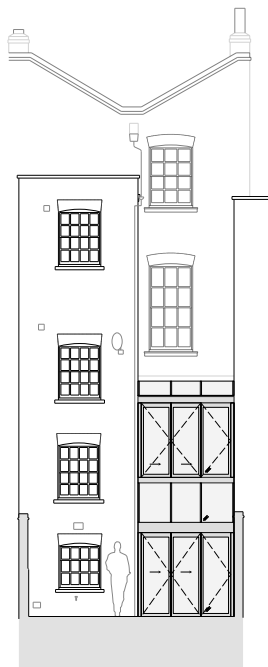
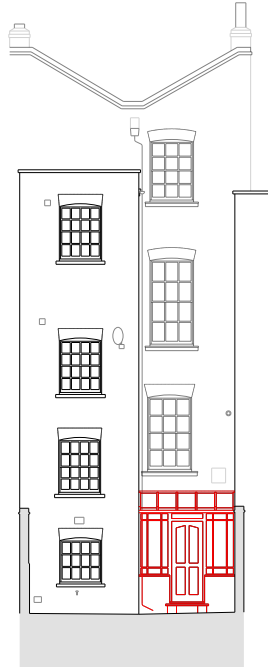
*Existing rear elevation above lower ground floor level*



*Existing slate butterfly roof set behind parapet*



*Existing rear infill extension*



*Rear elevation showing existing and proposed glazed infill extensions*

## 7.0 Replacement Rear Extension

### 7.1

The replacement two-storey glazed infill extension has been designed to open up a dark rear reception room at lower ground floor level and strengthen the connection to the rear garden. Above this, at ground floor level is a modest additional space from which to enjoy fresh air and a view of the garden.

### 7.2

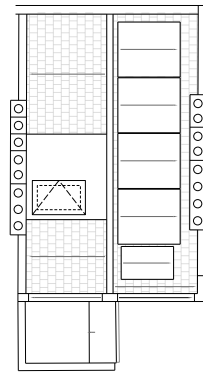
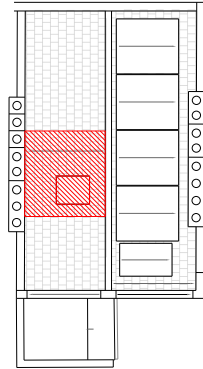
The extension will require the careful demolition of a small portion of original rear brick wall, the removal of an adjoining step from the rear return and the total removal of a more recent conservatory addition at lower ground floor level. A doorway has also been proposed through the side brick wall of the rear return at ground floor level to create access to the new extension.

### 7.3

The framed glass facade has been carefully designed to sit subordinate to the existing brick rear return. It is set back from the existing rear building line and retains the existing projecting corner. The existing rear wall at ground floor level will remain exposed and intact and the kitchen window will be retained and protected during works and left in place.

### 7.4

The glazed facade of the proposed extension has been selected to let vast amounts of additional light into the property, improving the quality of life of its occupants, improving access to, use of, and views into, the rear amenity space, all whilst exposing and celebrating the original building behind.



**8.0 Improvements to Roof Access**

8.1 The alterations to a portion of the existing roof have been designed to provide improved maintenance access to the roof and existing solar panels.

8.2 This will entail the enlargement of an existing access hatch from second floor to roof level. The ceiling affected by this work is not thought to be original and there are no original plasterwork features of note. The stair will be carefully protected throughout the works.

8.3 A small proportion of the original roof is to be flattened out to improve the safety and ease of access to the roof level. Care will be taken to minimise any impact on any other parts of the historic fabric at this level.

8.4 A flat section of roof provides a safer, non sloping access which will likely result in less damage to the roof fabric overall whether it be from poor maintenance, slips and slates broken under foot. These improvement works will allow more regular maintenance and care of the slate roof and solar panels and helping to ensure their continuing longevity.

8.5 The flat portion of the roof will remain invisible from any surrounding external viewpoint and will impact neither the appearance of the property or the terrace as whole. A GRP/single ply membrane in colour to match the grey of the existing slate tiles has been selected to provide a durable surface from which to access the main roof and protect the historic fabric below.

*Existing and proposed roof access- both invisible from front and rear elevations*

## **9.0 Consultation**

### 9.1

Consultation with the neighbouring properties will be undertaken and it is anticipated that further consultation will be undertaken as the project progresses.

## **10.0 Access**

### 10.1

The existing pedestrian access will remain unaltered. There is not expected to be any impact on public routes in any way. All construction is to be carried out in line with local requirements.

## **11.0 Car Parking**

### 11.1

There is currently no off-street parking and this will remain unchanged.

## **12.0 Landscaping**

### 12.1

There are no proposed alterations to the existing garden/landscaping.

## **13.0 Sustainability**

### 13.1

The roof level alterations will improve the safety of access to existing solar panels.

Measures will be taken as part of the refurbishment of this property to address its thermal performance and therefore reduce CO2 emissions:

- High performance glazing will be used
- High performance insulation will be used

All timber used will be of FSC grade and from a sustainable source.

## **14.0 Waste Disposal and Recycling**

### 14.1

Household waste and recycling will continue to be carried out in line with current council policy.

## **15.0 Heritage Impact Assessment**

### **15.1**

Small portions of the original fabric of the property have been carefully selected for demolition to enable the improvement of internal light conditions at lower ground and ground level and external access routes at lower ground and roof level.

### **15.2**

These small, careful changes will enable a drastic improvement to the conditions within the property and improve the longevity of other elements of the historic fabric such as the slate roof.

### **15.3**

All elements selected for demolition have been assessed and selected for their minimal impact on the property's architectural interest as a whole and its position within a group of interest.

### **15.4**

All interventions remain invisible from the street, are sympathetic to the character of the property and strive to enhance its features through carefully considered materials and a largely transparent rear addition which reveals the original property behind.

## **16.0 Summary**

### **16.1**

We feel the alterations proposed will enhance the existing dwelling providing an attractive and well-designed architectural addition.

### **16.2**

The design of the proposal has carefully developed to make a positive contribution to the architectural character of the area by providing a long term energy and maintenance solution at roof level and light-filled, high quality family spaces to the rear.

### **16.3**

We hope you find this proposal acceptable, if you have any questions please do not hesitate to contact us.