

**19 WARRINGTON CRESCENT
W9 1ED**

19051
DESIGN AND ACCESS STATEMENT

February 2021



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

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SECTION ONE:
INTRODUCTION





Chester Square (Grade II Listed)



Clifton Hill (Grade II Listed)

EXPERIENCE IN THE CITY OF WESTMINSTER
THE PRACTICE: MAREK WOJCIECHOWSKI ARCHITECTS

i. Since 2004 Marek Wojciechowski Architects have been driven by the pursuit of quality. We believe that new buildings and architectural innovation are only sustainable if they are entrenched in thoroughly rational analysis of function, context, materiality and environmental impact. The company continues to expand and further its strong reputation for delivering new build architecture and giving vibrant sustainable life to old and historic buildings through adaptive innovative interventions.



Cowley Street (Grade II Listed)



Clifton Hill





Site Location Plan
1:1250 @ A3



Warrington Crescent and Surroundings
Aerial View 01
(Site outlined in red)



Warrington Crescent and Surroundings
Aerial View 02
(Site outlined in red)

2.0 INTRODUCTION

I. Marek Wojciechowski Architects have been instructed to prepare architectural designs for the application site which consists of residential accommodation over a single first floor level, grade II listed property situated at 19 Warrington Crescent, London, W9 1ED.

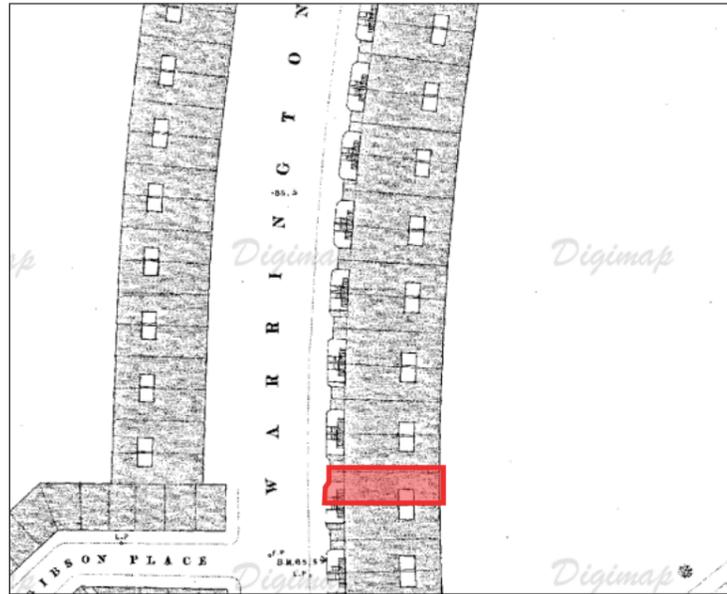
The site consists of a single floor flat situated on the first floor of a 5-storey building. The grade II listed flat has lost its original character over time with unsympathetic renovations and a lack of any restorative works carried out over its lifetime. The property is used as a single residential dwelling (C3 use class).

II. The client's design brief is to refurbish the first floor apartment to create an improved living space and restore original features to revitalize the character of the flat and re-establish itself back into original context that the surrounding area is well known for.

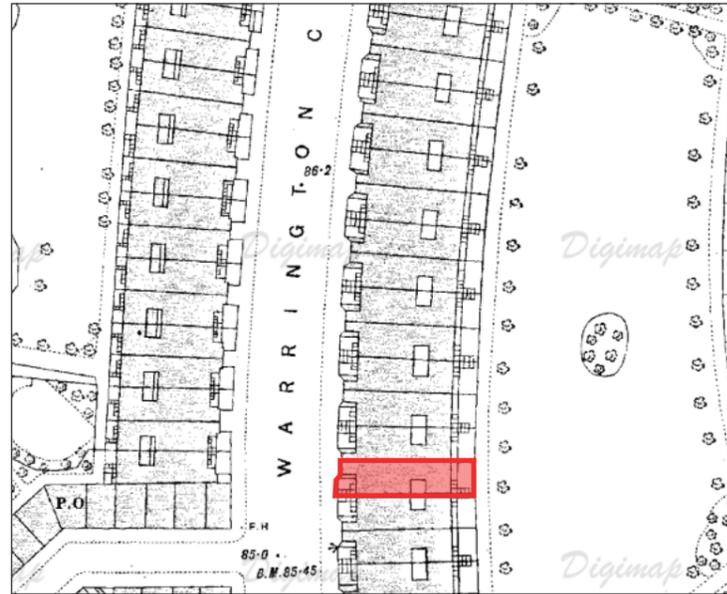
There is no proposed change of use.

III. This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.





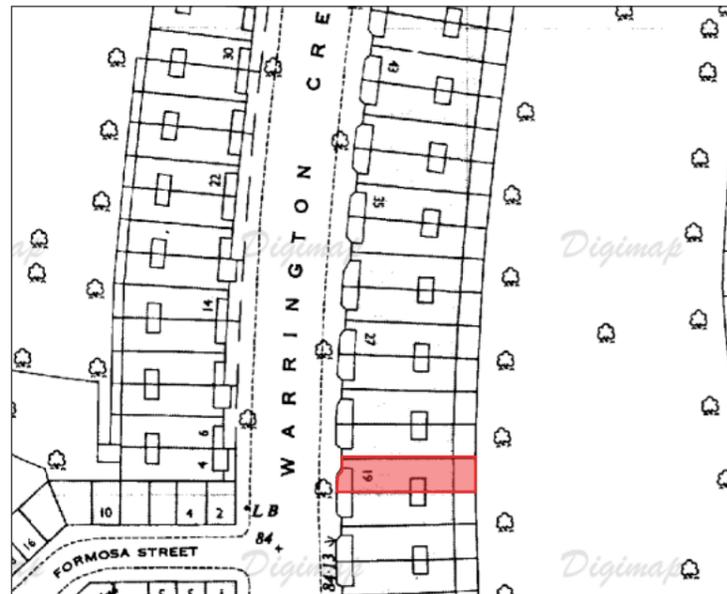
1860s
Ordnance Survey Map
Warrington Crescent
& Surroundings
(Approx. site outlined in red)



1890s
Ordnance Survey Map
Warrington Crescent
& Surroundings
(Approx. site outlined in red)



1930s
Ordnance Survey Map
Warrington Crescent
& Surroundings
(Approx. site outlined in red)



1950s
Ordnance Survey Map
Warrington Crescent
& Surroundings
(Approx. site outlined in red)



3.0 SITE HISTORY

2.1 The application property is located within the Maida Vale conservation area. There will be no works to the exterior of the property and so will have no effect on the character or appearance of the conservation area.

2.2 The property is Grade II listed as part of a group (nos. 1-49 Warrington Crescent), and is described by English Heritage as follows:

Terrace. 1860s. Brick, stuccoed with channelled ground floor. Welsh slate roof. 3 storeys, attic and basement. Each house 2 bays except No 2 of 3 bays. Quoins to No 1. Projecting Ionic porches, some mutilated, containing panelled doors with overlights. Tripartite sashes in vermiculated quoined surrounds to ground floor. To 1st floor, casement windows in pedimented surrounds with attached fluted Corinthian columns. Pediments of Nos 5 - 15 now lost. Balustraded balcony. Sash windows above in architraves. Scroll work frieze and cornice. Attic with further cornice. Mansard roof. Iron railing to basement.

2.3 Given the above, it is deemed that the principal historic value of the property is as part of a cohesive group rather than for any specific individual merit. As such, the works proposed in this document will not affect the character of the listed building.

2.4 The historic Ordnance Survey Data shown left describes the development of the application site over the last 150 years. They show that the crescent was constructed in phases, as is visible from the differing styles seen on the street today. The application site can be seen to be largely the same today as it was in the 1860s, with only minor changes apparent.



Front elevation
(as viewed from Warrington Crescent)



Front elevation
(as viewed from Warrington Crescent)





First Floor
Existing Living
Room



First Floor
Existing Living
Room

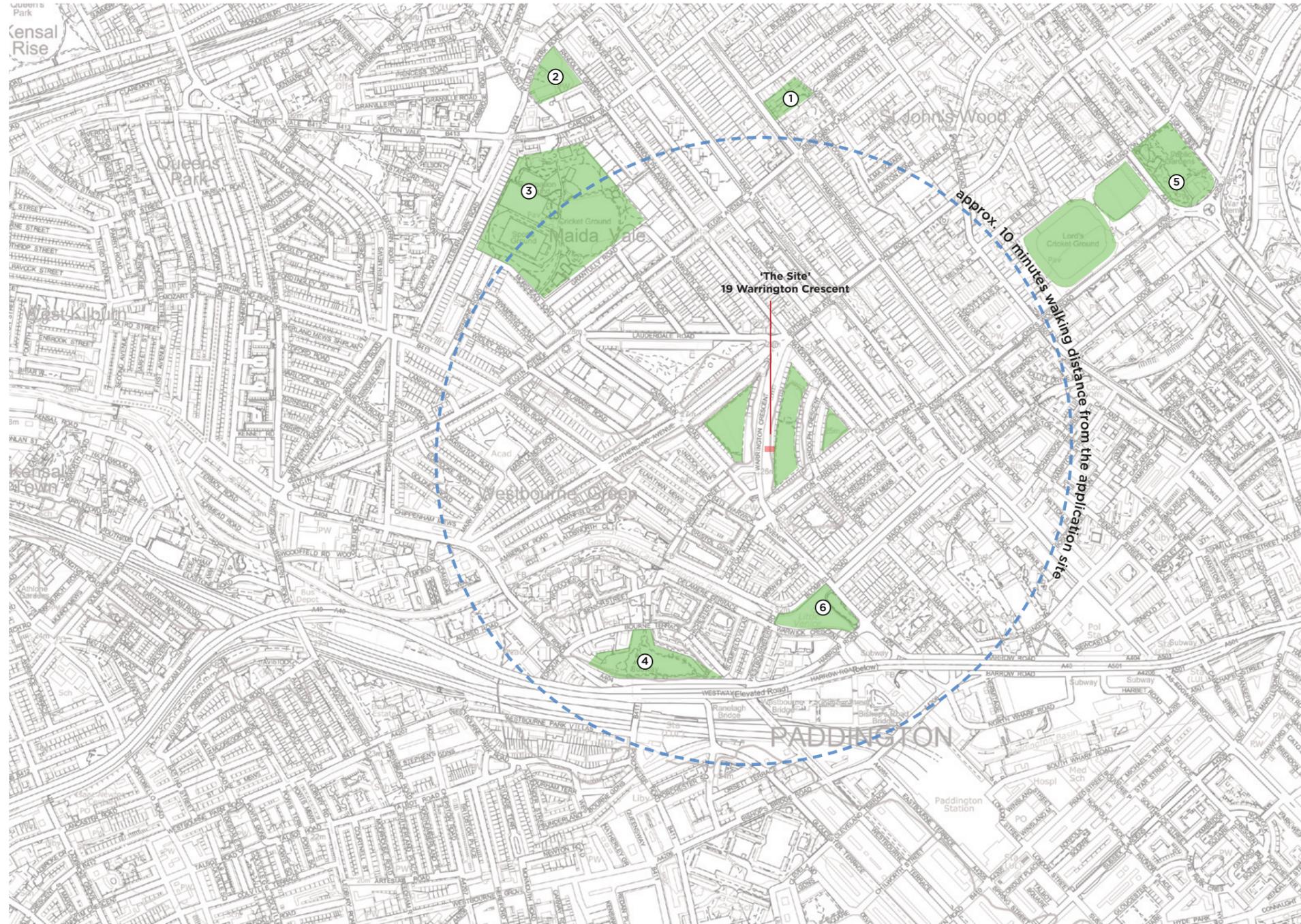


First Floor
Existing Kitchen



First Floor
Existing Entrance





Amenity Plan with site location

- Site Location
- Green Spaces in Area

6.0 AMENITY ASSESSMENT

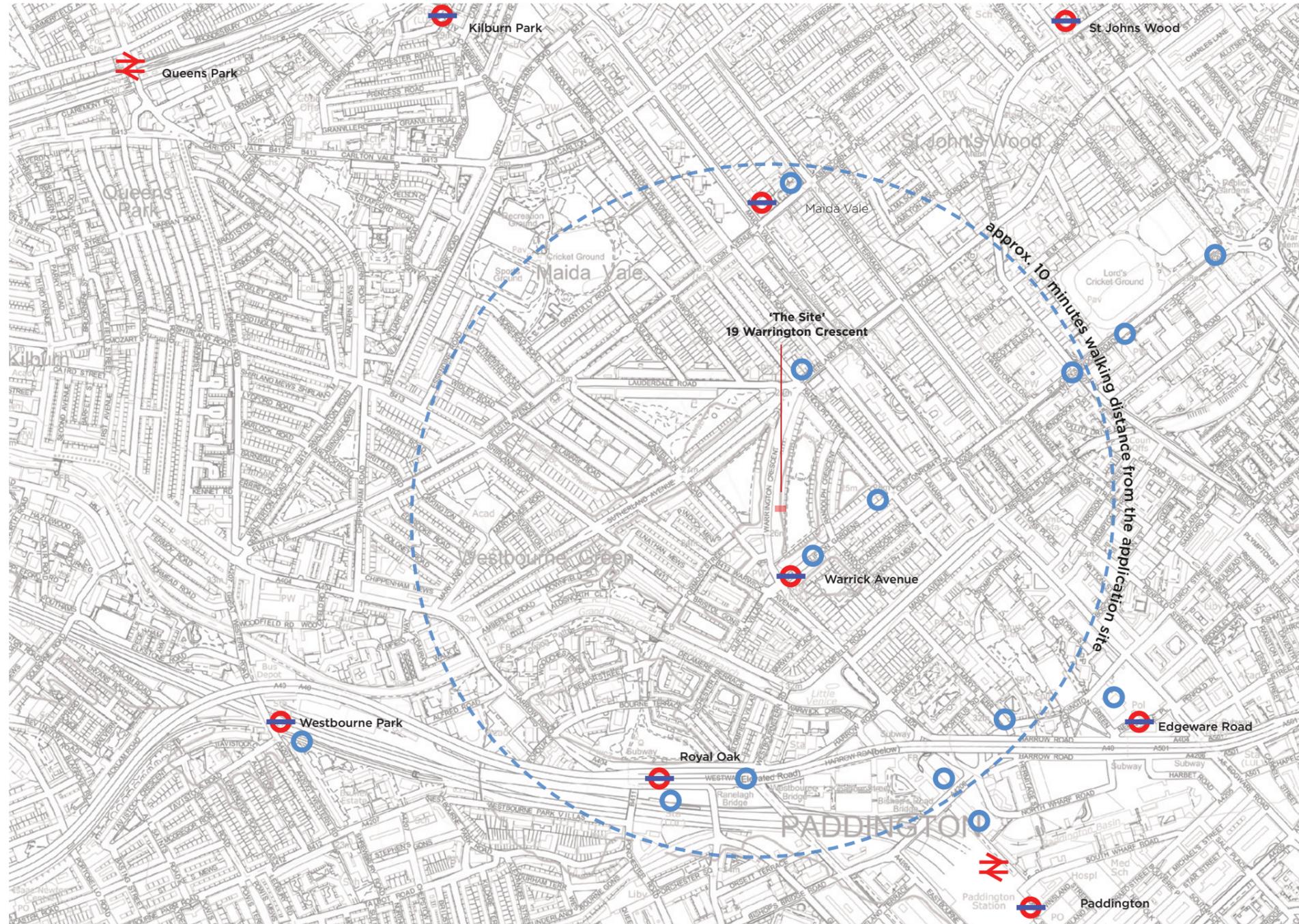
Surrounding Area

i. The application site has reasonably good access to a number of high-quality parks and green spaces. They are all maintained to an excellent condition and should provide adequate amenity space for the users of 19 Warrington Crescent

The closest of these are listed below:

- ① Violet Hill Gardens**
Described by the Westminster City Council (WCC) as: "This attractive and popular small traditional garden contains a play ground, toilets, lawn and shrub areas and flower borders."
- ② Randolph Gardens**
Described by the WCC as: "This small local park has an open aspect from adjacent roads Randolph Gardens and Kilburn Park Road. A large grass area and trees form the main part of the space with two 5-a-side football goals creating an informal grass practice pitch at another end of the park."
- ③ Paddington Recreation Ground**
Described by the WCC as "This large and leafy recreational space has a wide range of activities including many sports facilities. Set behind the mansion blocks of Maida Vale the site is one of Westminster's largest spaces. It contains a central "village green" and cricket pitch, a rose garden area and a bandstand. There is a large playground divided into older and younger children's equipment, a park café, and an environmental area complete with pond and pond dipping platform. The sports facilities...include tennis courts, cricket practice nets, pavilion and gym, running track, football and hockey pitches, and a bowling green and clubhouse."
- ④ Westbourne Green Open Gardens**
Described by the WCC as: "The largest area has the Westway running adjacent to the parks longest side, and contains a large central grass area surrounded by trees and shrubs, a playground, wildflower meadow, and a fitness trail."
- ⑤ St. John's Wood Church Gardens**
Described by the WCC as: "Located north of Regents Park and parallel with Lords Cricket Ground this large, attractive former church ground still contains various gravestones and memorials. Large trees give the park maturity and a sense of a well established landscape. Facilities include a recently refurbished playground, formal gardens, and a wildlife area with interpretation signage. The generous size of this site provides visitors with a choice of spaces to spend time in."
- ⑥ Little Venice Gardens**
Described by the WCC as: "Situated at the Junction of Warwick Avenue and Harrow Road adjacent to "Brownings Pool" and the Paddington Arm of the Grand Union Canal, they contain seating that overlooks the picturesque canal side scene".





7.0 TRANSPORT ASSESSMENT

Transport Links

i. The application site has good access to nearby transport links, with a Public Transport Accessibility Level [PTAL] rating of 3 (0 lowest; 6b highest). It is noted in Westminster's Core Strategy (adopted 2011) that as part of its approach to prioritising pedestrian movement and sustainable transport, the Council will look favourably on developments that do not propose to increase parking provision on site.

Conservation Area with Site Plan

-  Cycle Hire Stations
-  Underground Station
-  Mainline train station

