



## HERITAGE STATEMENT

24 BARNES COURT  
6-8 WESTBOURNE TERRACE,  
LONDON W2

MARCH 2021

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## 1 INTRODUCTION

### 1.1 AIM OF THIS HERITAGE STATEMENT

This heritage statement was commissioned by Riccardo Brizzi in support of an application for listed building consent at 24 Barness Court, 6-8 Westbourne Crescent for minor internal and external alterations.

The heritage statement identifies the significance of Grade II listed, 6-8 Westbourne Terrace, especially 24 Barness Court, and assesses the impact of the proposed works on that significance. The impact of the proposed works on the character and appearance of the Bayswater Conservation Area in which the application site is located is also assessed.

### 1.2 OUTLINE OF THE PROPOSED WORKS

The proposed works are for minor internal and external alterations to this 6<sup>th</sup> floor flat.

## 2 HISTORY OF BARNES COURT, 6-8 WESTBOURNE TERRACE

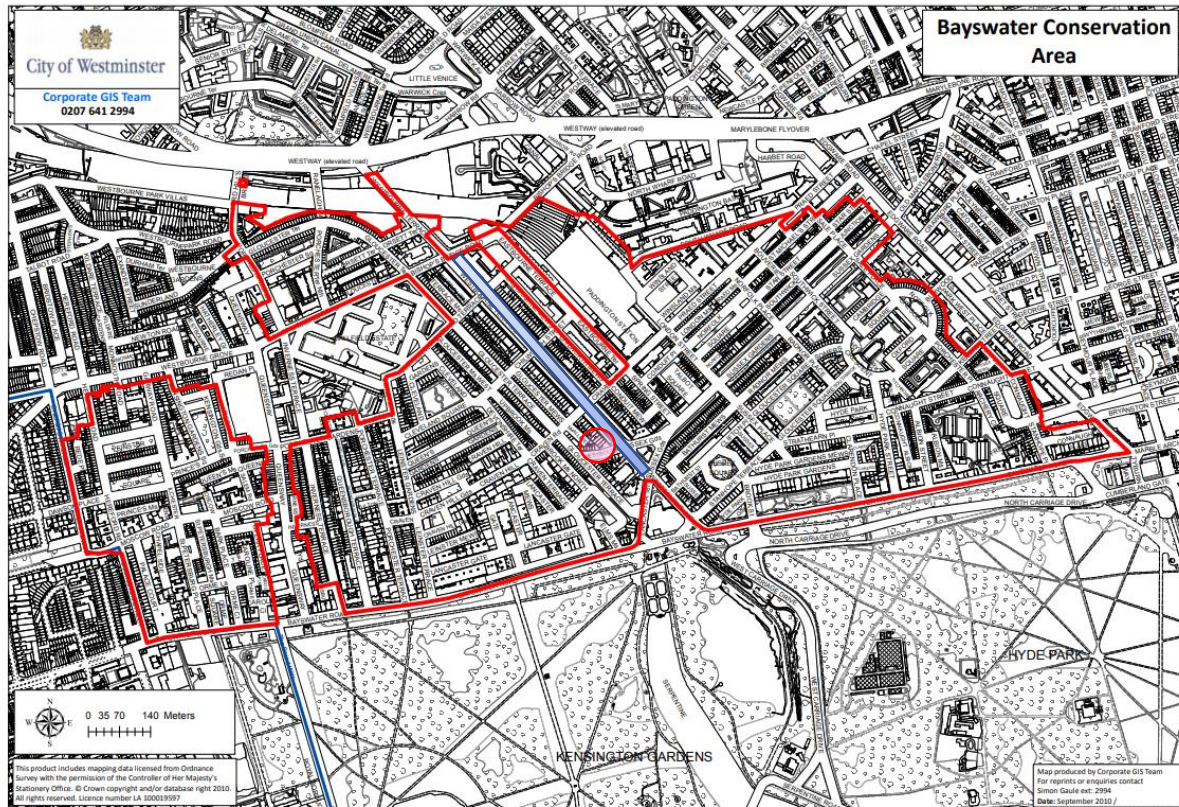
Barness Court is located on the southwest side of Westbourne Terrace, at the junction with Westbourne Crescent. It forms part of the Grade II listed 6-30 Westbourne Terrace and is located within the Bayswater Conservation Area which was designated in 1968.



The red outline identifies 6-8 Westbourne Terrace



Westbourne Terrace is one of two grand boulevards in the Bayswater Conservation Area. The other is and Sussex Gardens. The intersection of the two, adjacent to Westbourne Crescent where the application site is located, marks the boundary between Tyburnia and Bayswater, the two areas that comprise the Bayswater Conservation Area. In the map below Westbourne Terrace is shown in blue below, and the location of the application site, in the pink circle.



A History of the County of Middlesex: Volume 9, Hampstead, Paddington, describes Westbourne Terrace as: “The most spacious and dignified avenue” in Bayswater and “unrivalled in its class in London or even Great Britain”. Praise indeed and well deserved.

6-30 Westbourne Terrace was Grade II listed on the 4 February 1970 with the following list description:

*“1840s. Probably William King and William Kingdom. Brick with stucco, channelled to ground floor. Roof concealed. 4 storeys with basement and attic to central and outer bays. Symmetrical composition: 9 bay central breakforward with further breakforward of 3 bays flanked by 12-bay wings, the outer 3 bays of which breakforward. Rusticated quoins to breakforward. Projecting Tuscan porches flanked by tripartite window, mainly sashed. 1st floor balcony with vase balusters. Casement windows with pediments supported on attached columns to central bays, otherwise on corbels. The outer bays have tripartite windows in pilastered surrounds. 2nd floor balconies to casement windows*

*with hoods on corbels except to outer bays. 3rd floor casement windows in architraves. Dentil and modillion cornice to outer bays. Attics have large volutes and are surmounted by parapets with vase balusters. Return of No 30 to Craven Street has 3-storey, 3-window bow with porch to ground floor. The London Encyclopedia, C Hibbert and B Weinreb (Eds), 1983, p.942."*

The list description does not describe the part of the site that 6-8 Barness Court is part of as the part of the building the application site is located in was constructed, or at least refaced in the 20<sup>th</sup> Century. This part of the building faces Westbourne Terrace where it abuts the original elevation. Although its 20<sup>th</sup> century design is not in dispute, despite a considerable amount of desk-based research being carried out, very little on the history of this part of Barness Court has been found.

On all the maps shown in the map regression below, the footprint of the building has remained unaltered since its construction but it is clear, due to its design and the construction materials and techniques used that the part of the building 24 Barness Court is part of, that it was constructed in the mid to late 20C.

Although no definitive date has been determined for the building's construction, different documents date the façade between 1950 and 1970. A letter supporting application numbers 04/01592/LBC and 97/05102/FUL submitted by a surveyor on behalf of the Barness Court Residents Association suggests the building dates to the 50s, whilst the original lease for 24 Barness Courts dates to 1969 which suggests this may be the year in which the building was completed. Hugh Marshall of Marshall Land & Property Associates LLP who has surveyed the building believes the current façade was reconstructed behind an original façade in the 1960s and as such the whole of the interior and flank elevation to Westbourne Crescent is effectively 'new build'. The surveyor advises that the front elevation was stitched back against new structure and that it is clear from the staircase layout and the lift and entry lobbies on each floor that the building is not historic. The detailed observations from the surveyor, a visual assessment of the architectural style, and the date on the original lease, suggest the 1960s as the date of design and construction.

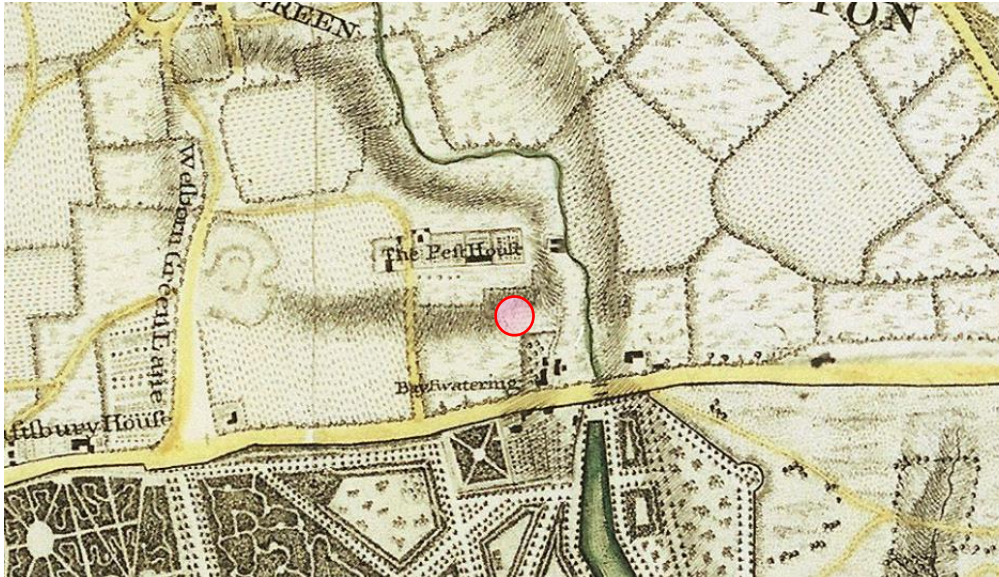
Knowing the exact date of the construction of the rebuilt façade/building however is not necessary in order to determine the special interest of the rebuilt façade and more specifically 24 Barness Court.

24 Barness Court is located in Bayswater Conservation Area which was designated in November 1967 and extended in 1978, 1990 and 2002. The dominant character and appearance of the Conservation Area is of early and mid nineteenth century residential development. There are large areas of nineteenth century, grand terraced houses which formed part of this fashionable development. The area was planned around a number of wider streets, boulevards, crescents and squares with smaller streets and mews in between. This plan survives largely intact and so the original townscape composition and character of the area is retained although as described above, the part of the building that 24 Barness Court is in, was rebuilt in the 20<sup>th</sup> century.

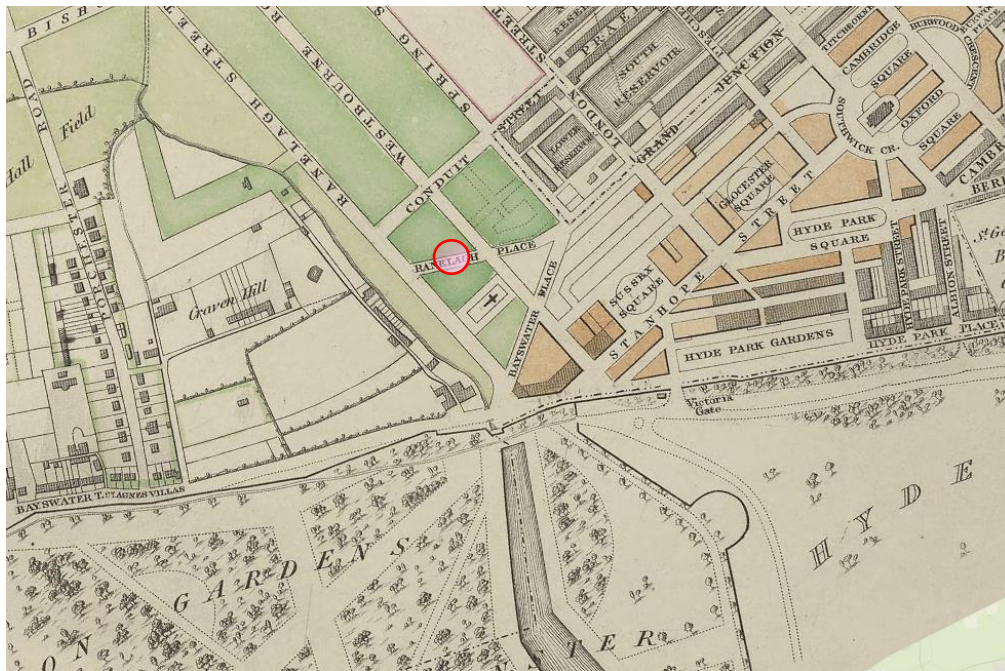


## 2.1 MAP REGRESSION

In 1761 the part of Bayswater Barnes Court now was still open fields as can be seen on the Jon Roque map below.



By 1836 Westbourne Terrace and Ranelagh Place (now Westbourne Crescent) had been laid out although the terraces had not yet been built, as can be seen on George Gutch's Plan of the parish of Paddington in the County of Middlesex, below.

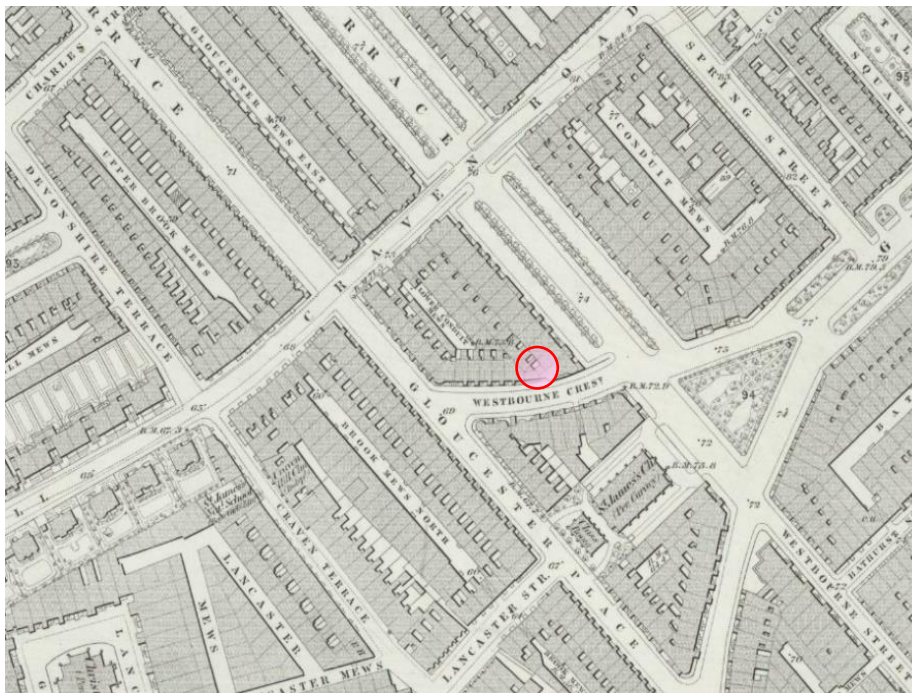




By 1838, the buildings appear to have been planned, if not quite built, as can be seen on George Gutch's map, Paddington Estate Design: Letting Ground on Building Estates opposite to Hyde Park, below. The street was developed between 1839 and the late 1850s.



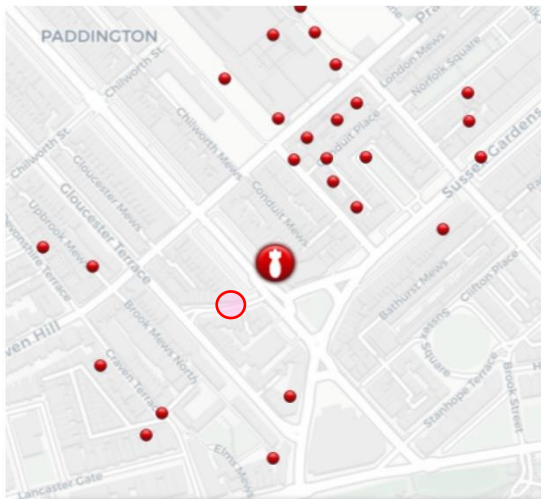
The first time the houses along Westbourne Terrace are shown individually on a national survey are on the London (First Editions c1850s) XXXIII (City of Westminster; Paddington) map surveyed: 1862 to 1865 and Published in 1869.



All the maps show the basic footprint of Westbourne Terrace and Westbourne Crescent as unaltered to this day which suggests that the current 20Cth century façade as described above covers or replaces an earlier façade.

What is unusual is that no reason for the refacing has been identified. Any post war rebuilding was usually due to bomb damage. However, there is no indication that there was a bomb dropped on, or near ,24 Barness Court, or that it suffered any bomb damage.

On the Bomb Sight map below which maps bombs dropped on London in WW2, an aggregate night-time bomb fell between Oct. 7, 1940 and June 6, 1941 fell on the opposite side of Westbourne Terrace to the application site, but caused no damage to Barness Court.



The London County Council Bomb Damage Maps, 1939-1945 below shows the bomb damage sustained in the vicinity of the application site. Yellow indicates' blast damage – minor in nature and orange, general blast damage, not structural. Again, no damage is shown to 24 Barness Court.





In the background of the photo below the damage sustained by St. James's Church, Paddington, adjacent to Westbourne Terrace, can be seen. The spire was badly damaged in an air raid and has been shrouded. In the foreground Miss Winifred Ashford and Mrs Pat Macleod enjoy a cup of tea beside their mobile canteen amongst rubble and other debris



### 3 LEGISLATION AND PLANNING POLICY

This section sets out the relevant statutory provisions and planning policy context relevant to this application for listed building consent.

#### 3.1 LEGISLATIVE FRAMEWORK

The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Act 2008; and
- The Localism Act 2011.

#### 3.2 DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations

indicate otherwise. The statutory development plan is identified for this assessment as follows:

- London Plan (2016)
- Westminster's City Plan (2016)
- 2010 saved policies of the Unitary Development Plan (2007)

#### **London Plan (2016)**

The following policy is of relevance to the determination of the application:

- Policy 7.4 (Local character)
- Policy 7.8 (Heritage Assets and Archaeology)

#### **Westminster City Plan (2016)**

Westminster's City Plan contains relevant policies on heritage (Policy S25) and design (Policy S28).

#### **2010 saved policies from the Unitary Development Plan (2007)**

The following saved policies of Westminster's Unitary Development Plan are of relevance to the determination of an application for listed building consent for the works proposed with this application:

- Policy DES1 (Principles of Urban Design and Conservation);
- Policy DES9 (Conservation Areas)
- Policy DES10 (Listed Buildings).

### 3.3 MATERIAL CONSIDERATIONS

#### **National Planning Policy Framework (NPPF) (February 2019)**

The revised National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied.

The following sections of the NPPF are relevant to the assessment of this application:

Chapter 12 *Achieving well-designed places* provides the policies relating to design:

- Paragraph 127 outlines the requirements for high quality design;
- Paragraph 131 promoting sustainable development and appropriate design;

Chapter 16 *Conserving and enhancing the historic environment* sets out the Government's policies relating to the conservation and enhancement of the historic environment. The following paragraphs are of relevance to the Proposed Development:

- Paragraph 189 requires applicants to describe the significance of heritage assets affected by development;
- Paragraph 193, outlines the great weight to be given to an asset's conservation in considering the impact of proposals;
- Paragraph 196 states that where development results in less than substantial harm to designated heritage assets, this should be weighed against the public benefits of the proposals.
- 

**Other material considerations (non-exhaustive list):**

- National Planning Practice Guide
- Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016).
- Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015) ('GPA2');
- Westminster City Council: Repairs and Alterations to Listed Buildings (1995);
- Bayswater Conservation Area Audit SPD13 July 2000.

### 3.4 EMERGING POLICY

#### **The new London Plan**

The current 2016 Plan (The London Plan consolidated with alterations since 2011) is still the adopted Development Plan, but the Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision maker, but it gains more weight as it moves through the process to adoption.

The Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight.

Relevant policies include:

- Heritage Policy HC1 Heritage conservation and growth

#### **Westminster City Plan 2019-2040 (Regulation 19 Publication Draft, June 2019)**

The council submitted the City Plan 2019-2040 to the Secretary of State on 19 November 2019. The 'Examination in Public' has now started, which is the last stage of the plan-making process.



Once the City Plan 2019-2040 has been adopted, it will be the Local Plan for Westminster and will replace all current policies in Westminster's City Plan (November 2016) and saved policies in the Unitary Development Plan (2007). It will therefore become part of Westminster's Development Plan together with the London Plan and any made Neighbourhood Plans.

Relevant policies include:

- Policy 39 which relates to Design Principles (which replaces DES1 Principles of Urban Design and Conservation)
- Policy 40 which relates to Westminster's Heritage (parts of which replaces S25 Heritage and DES9 Conservation areas)
- Policy 41 which relates to Townscape and Architecture (parts of which replace DES9 Conservation areas)

### 3.5 OVERVIEW OF LEGISLATION, POLICY AND GUIDANCE

The Planning (Listed Building and Conservation Areas) Act 1990 provides the statutory basis for the protection of listed buildings and conservation areas. It establishes that there is a statutory duty to *preserve or enhance* the special architectural or historic interest of a listed building and to have special regard to *preserving or enhancing* the character or appearance of a conservation area.

The National Planning Policy Framework (NPPF) 2012 provides the Government's national planning policy on sustainable development including the conservation of the historic environment. As regards information requirements it specifies that: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected (by any proposals), including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

The current Supplementary Planning Document for the Bayswater Conservation Area is the Bayswater Conservation Area Audit SPD13 July 2000.

4 PLANNING HISTORY OF BARNES COURT 6-8 WESTBOURNE TERRACE,

Application n. determination date Flat number	Proposed works	Decision and commentary
16/05381/LBC 3/7/2017 Flat 20	Internal alterations	Approved. Comments from the officer report: <i>"The flat appears to have been heavily compromised following the buildings subdivision with little fabric of historic or architectural interest remaining. In this context the proposed works are considered to have a limited impact on the special interest of the listed building. The works will consist of refurbishment work to the internal space only, and there will be no changes to the external fabric or appearance of the building, which includes the crittall windows and doors."</i>
12/07118/LBC 10/12/12 Flat 14	Removal of an internal wall to flat 4	Approved. Comments from the officer report: <i>"The construction of the building is loadbearing masonry with concrete floors and beams. In an earlier part of the building that appears to have been heavily altered prior to listing. No heritage statements."</i>
05/02403/LBC 10/6/ 2005 Flat 11	Retention of relocated flue and vent to front elevation of building at first floor level. Reinstatement of window. "Because of the location and prominence, the retention of the flue pipe would harm the historic interest.	Refused  Comments from the officer report: <i>"The flu and extract were proposed to the front elevation between two engaged columns, part of the architraves to the adjacent windows above the porch."</i>
04/01592/LBC and 97/05102/FUL Flats 1 - 25	Removal of parapet wall and balustrades in order to form a damp proof	Approved The covering letter speaks of the part of the building that number 24 is located in as the <i>"new 1950s rear addition"</i> . It advises <i>"The purpose of these works is to ensure the provision of a continuous waterproof detailing</i>

Thu 22 Apr 2004	membrane with the use of damp courses of brick and rebuild the parapet and balustrades.	<i>between the existing façade and the new 1950s rear addition."</i>
94/04845/FULL Flat 25 at 6th floor level	Addition of a conservatory to kitchen of flat 25 at 6 <sup>th</sup> floor level.	Approved. No drawings uploaded.
94/06653/LBC (flats 1-35) Approved 15 Nov 1994	Addition of a bay window over existing kitchen window opening.	Approved. No drawings uploaded.

What is observed from these applications is that the façade that is part of the original Victorian construction to Barnes Court is considered of special architectural and historic interest but even the interior to this earlier part is not as it has been altered, perhaps when the works to the reconstructed part were carried out.

## 5 THE SPECIAL ARCHITECTURAL AND HISTORIC INTEREST OF 24 BARNES COURT AND ITS IMPACT ON THE BAYSWATER CONSERVATION AREA

The NPPF requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The rebuilt façade and internal restructuring of 24 Barnes Court are considered to harm the special architectural and historic interest of the Victorian part of the building and detract from the character and appearance of the Bayswater Conservation Area.

The 60s façade comprises a series of regularly spaced small square windows which do not align with the floor levels of the earlier part of the building. There elevation is entirely without ornament or visual interest and without the generous floor to ceiling levels of the earlier part of the building.

Whilst the windows to the original part of the building have a vertical emphasis and feature timber sashes, this later part of the building has far less generous openings and the windows



are predominantly top hung uPVC windows with fixed lower panes which have a negative impact on the character of the conservation area.

The rear of the property, which faces an internal courtyard, like the front elevation, comprises a series of openings window without ornament, although this lack of detail is more characteristic of a rear elevation.

The top floor which is where 24 Barness Court is located incorporates a shallow balcony which lacks the ornate character of the adjacent cornice. The façade however is not entirely without ornamentation. There is slight recessed detail to the wall area above the window and door openings which, however, do not compete in any way with the earlier detailing and can only be appreciated on closer inspection.

Internally the interior design is entirely at odds with the earlier part of the building. The design is a poor pastiche of the original interiors and it is clear that no attempt has been made to emulate the character of the earlier part of the building in any way. The shallow off the shelf cornice and small ceiling rose are out of keeping with the character of a top storey which in the adjacent building would have been sparsely decorated, if at all. The design has a negative impact on the special architectural and artistic interest of the listed building.

## 6 ASSESSMENT OF THE PROPOSED WORKS ON THE SPECIAL ARCHITECTURAL AND HISTORIC INTEREST OF THE BUILDING

Proposal	Significance of impact	Overall impact
1. The minor reconfiguration of the plan form	No structural work will be carried out although some integrated furniture will be installed. An out of keeping replica Victorian interior inappropriate for the floor level will be vastly improved with the introduction of beautiful handmade timber furniture. The removal of the applied generic ceiling rose, cornice and skirting boards will improve the aesthetic of the interior.	Positive
2. Retention of existing openings and replacement one	The replacement of the failing poor-quality softwood windows with aluminium windows with	Positive

<p>window with narrow double door to the front elevation. Replacement of all frames.</p>	<p>slimmer frames with a more vertical emphasis will improve the aesthetics of the flat as the frames will be thinner and the redesign will achieve a more vertical emphasis. The existing frames are utilitarian frames from the 1960s.</p> <p>The use of aluminium is not considered inappropriate in this later date part of the building as most of the windows to the elevation are in uPVC.</p> <p>The cills to two of the windows will be dropped to allow for the insertion of double doors.</p> <p>Only the top rail of the windows and doors are visible from street level, which remain unchanged, so there will be no impact on the character of the conservation area.</p>	
<p>3. Insertion of an extract vent to the front elevation</p>	<p>The vent will be painted to match the colour of the rendered wall and as such will not have a noticeable visual impact. No historic fabric will be lost. There are already a considerable number of flues and vents on the 1960s elevation.</p>	Neutral
<p>4. Insertion of boiler flue and extract vent to rear elevation</p>	<p>The boiler flue and bathroom vent will extract to the exterior wall of the rear facade. There are a large number of extracts, flues and different types of pipework to the rear elevation which looks onto the courtyard. The addition of a flue and vent will have a neutral impact on the special interest of the building. No historic fabric will be lost.</p>	Neutral

The proposed works will have a positive impact on the special architectural and historic interest of the Grade II listed building.

## 7 IMPACT OF THE PROPOSED WORKS ON THE CHARACTER AND APPEARANCE OF THE BAYSWATER CONSERVATION AREA

The proposed works will not be visible from any public views in the conservation area and are in any case considered de minimus. The only detail partially viewed from street level would be the top of the windows and doors and these will be visually indistinguishable from the existing.

## 8 SUMMARY AND CONCLUSION

The proposed works will enhance the special architectural and historic interest of the listed building as the proposed works enhance the aesthetic interest of the building and as such its architectural interest.

The proposals have been assessed against the policy and guidance set out within the NPPF, Westminster City Council's Local Development Framework and the Bayswater Street Conservation Area audit. This assessment concludes that the proposals accord with the policy and guidance and propose informed changes that will improve the aesthetic interest and as such the architectural interest of 6-30 Westbourne Terrace and more specifically 24 Barnes Court.



## 9 APPENDIX 1

### 9.1 PHOTOS OF 24 BARNES COURT TAKEN IN MARCH 21

#### 9.1.1 Internal photos



Internal detailing with anachronistic features for a 1960s extension.



Inappropriate top hung, thick framed window to kitchen



Window to rear elevation highlighting inappropriate detailing to the 1960s block

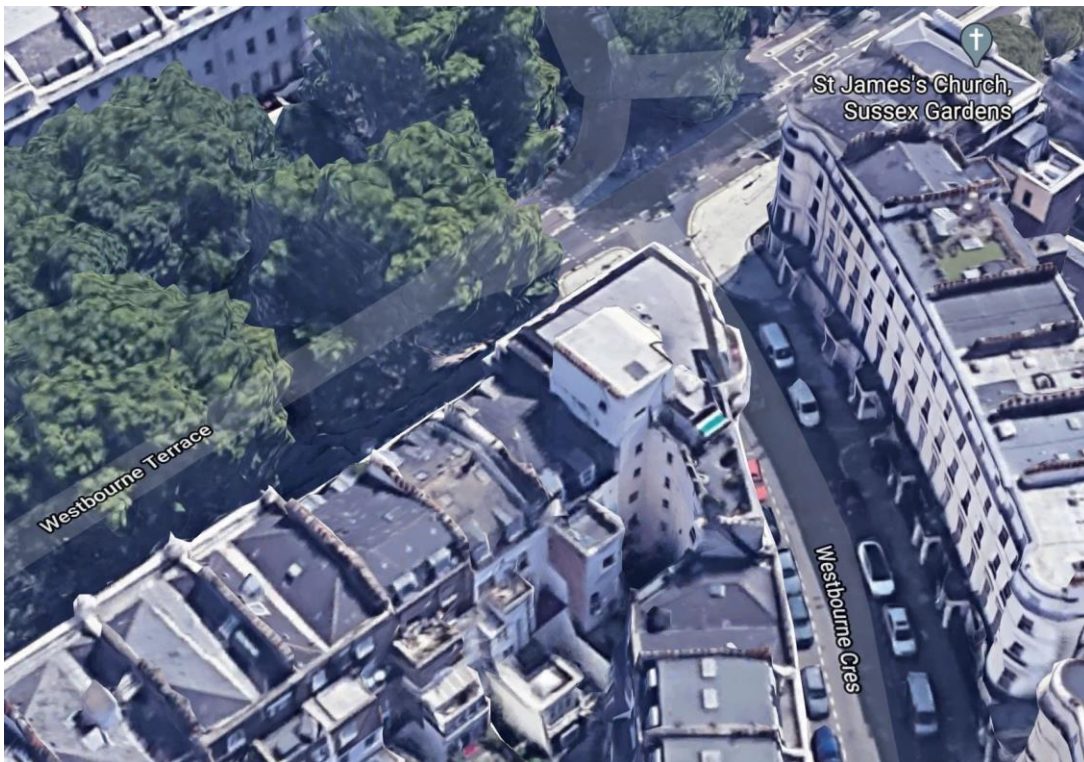


Functional detailing



Inappropriate cornices details for the age of the building and floor level.

#### 9.1.2 External photos



Bird's eye view taken from Google Maps





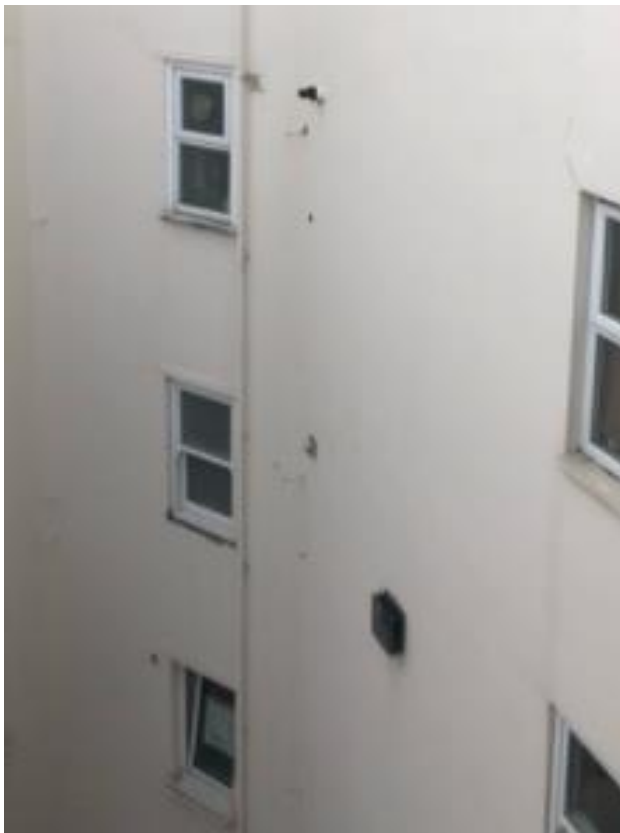
Rotting poor quality timber windows



Deterioration due to long-term lack of maintenance



View from 24 Barness Court showing huge number of external flues, pipework, antenna and satellites and forms of enclosure to the original part of Westbourne Terrace



View of the rear of Barness Court showing existing flues and extracts



From most angles, the openings are not visible from the street. Photo taken from the SW of the property. The openings are not visible.

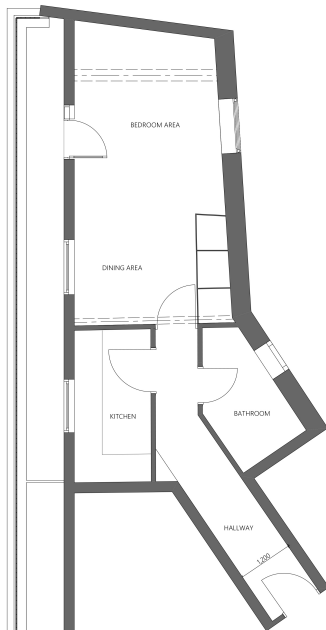


The varied window treatments that detract from the character of the conservation area and the listed building. The tops of the openings are only just visible.



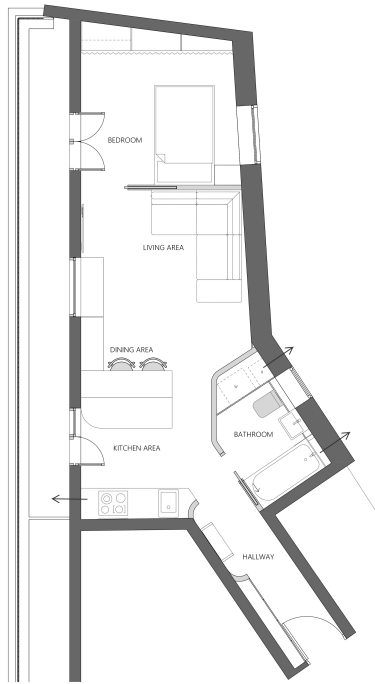
Photo showing mismatch between utilitarian and functional 1960s detailing and ornate Baroque detailing of the Victorian building.

## 9.2 PLANS, ELEVATIONS, AND MOCK-UPS OF THE EXISTING AND PROPOSED ALTERATIONS:

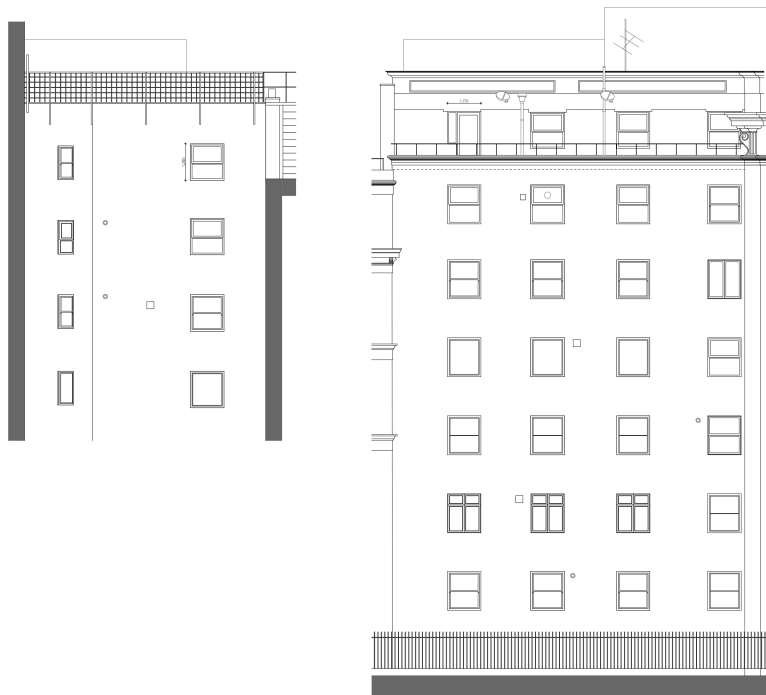


Existing layout of 24 Barnes Court





Proposed layout of 24 Barness Court including location of extract flues and vent



Existing front and rear elevations showing location of existing flues and extracts



Proposed elevations showing location of proposed flue and extracts.



CGI of proposed interior



CGI of proposed interior



Existing façade.



The proposed façade will look almost identical to the existing albeit with improved frames, and the minor changes to the fenestration will not impact public views. The photo above has been amended to show the impact of the revised fenestration arrangement and new frames.