

Design and Access Statement

Flat 24, Barness Court
6-8 Westbourne Terrace

VATRAA
Architecture

1_Introduction

This Design and Access Statement is submitted in support of the application for planning and listed building consent for works to Flat 24 of Barness Court, 6-8 Westbourne Terrace, London, W2 3UW.

Planning permission and listed building consent is being sought for full refurbishment, interior alterations and windows replacement. This Statement should be read in conjunction with the application drawings as well as the submitted Heritage Report.

2_Site and context

Flat 24 is located at the sixth floor of Barness Court, 6-8 Westbourne Terrace, W2 3UW, a grade II listed building within the London borough City of Westminster.

3_Heritage Statement

Please see the Heritage Report prepared by heritage consultant Tanya Szendeffy, which was submitted with the application.

4_Works

We seek planning approval and Listed Building Consent for the following works.

A. Layout adjustments

We would like to reconfigure the bathroom area and transform the currently closed kitchen into an open plan connecting with the living room area to increase the efficiency of the space.

Given that the flat has 39.2 square meters, and as per the National Housing Standards and the Housing Standards MALP, would qualify for a 1 bedroom flat for 1 person, we would like to include one bedroom at the far end of the flat. The layout has been arranged in such a way, that it can be used efficiently and allows for all the necessary areas such as Living area, Kitchen, Dining and Bathroom. This layout would also allow for more than required built-in storage space.

The layout has been previously discussed with Building Control to make sure that it would comply with building regulations, and we have received a verbal confirmation, that if we install either a sprinkler or auto-mist system, there will be no issues from a fire safety point of view.

With the works, the client will also look to change the existing boiler and radiators, to increase the energy efficiency of the flat.

B. Windows replacement

The existing softwood timber windows are extremely degraded and will require replacement. Please see photo below.



Photo showing state of existing windows

The proposal would opt for white aluminium framed windows to increase the energy efficiency of the flat. These frames would not affect the heritage value of the building, as the rest of the windows on both front and rear façades are either PVC or aluminium. Please see the Heritage Report submitted with this application.

To bring more light into the flat, we are proposing to lower the sill level for two of the windows. This will not be visible from anywhere on the street. For more details, please see the submitted drawings and Heritage Report.

C. Installation of flue and vents

One kitchen extractor vent would be installed on the front facade, and on the rear facade we would look to install one extractor vent and one flue. Both existing façades already have a significant amount of flues and extractor vents. We would still be looking to paint these as to match the existing render and reduce visibility. For more details, please see the submitted drawings and Heritage Report.

6_Planning History

No applications have been previously recorded for this specific property. But there have been applications for other flats in the building. For more details please see the Heritage Report submitted with this application.

7_Access

Access to the property will remain unchanged following the proposed development.

8_Conclusion

We believe a Planning Application Approval and Listed Building Consent should be granted as the works proposed are minor interventions mostly limited to the inside, and the flues and replacement windows will not affect the heritage value of the Grade II listed building, but will allow for better quality space within the property.

Thank you.

VATRAA
Architecture