



# HERITAGE STATEMENT AND DESIGN AND ACCESS STATEMENT

51B Hereford Road, London, W2 5BB

Heritage statement, incorporating a Design and Access Statement to  
accompany an application for internal alterations to the non-original third  
floor layout at 51B Hereford Road

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## **1.0 Introduction**

- 1.1 This statement has been produced to accompany an application for listed building consent for internal alterations to the non-original third floor to reconfigure the bedrooms and bathroom arrangement at 51B Hereford Road.
- 1.2 The works are minor in nature and are not considered to impact upon the significance of the heritage asset given they are to the non-original mansard roof floor level.
- 1.3 The building has been heavily altered in the past and there is little remaining of its original plan form or original features. The works proposed seek to continue the narrative of the building as a maisonette to secure its optimal viable use as a family dwelling.
- 1.4 This statement also addresses the requirements of a Design and Access Statement.

## **2.0 Application site**

- 2.1 The application site is a three storey plus basement and attic, terraced building. The building is divided into two maisonettes with the application site occupying the upper floors of the building with access from upper ground floor level.
- 2.2 The property is a Grade II listed building and forms part of a group of similar properties along the street.
- 2.3 The listing describes the building as;

‘TQ 2581 SW CITY OF WESTMINSTER HEREFORD ROAD, W2 49/11 (west side) Nos 49 to 107 (odd) GV II Terrace of houses. Circa 1850, altered. Stucco. End 7 and centre 5 houses set forward slightly with rusticated quoins. 3 storeys, attic and basement. Each house 2 windows wide. Channelling to ground floor. Projecting Doric porches. Panelled doors. First floor continuous bombé balcony. Square headed windows architraved above ground floor, corniced to first floor. Cast iron window guards to second floor. Sashes, mostly plate glass. Bracketed cornice above second floor’.

- 2.4 The application site is located within the Westbourne Conservation Area.

## **3.0 The Proposal**

- 3.1 This application seeks consent for internal alterations to the third floor level to reconfigure the bedroom and bathroom layout.
- 3.2 The mansard roof level is non-original and therefore the existing plan form is of no historical importance. The proposals seek to remove some internal walls to move the ensuite bathroom within the bedroom including the provision of a doorway into a WC from the hallway.

#### **4.0 Planning History**

- 4.1 There have been a number of applications at the property although, with the exception of the original conversion to two units in 1984, the majority of these applications have related to the lower maisonette.
- 4.2 An application was submitted and approved in 2015 for alterations (your refs: 15/11549/FULL and 15/11550/LBC). These works have been implemented.

#### **5.0 Description of Significance**

- 5.1 Number 51B Hereford Road forms part of an original terraced dwelling within a row of similar properties. The property has been subdivided and a substantial number of alterations have taken place to the internal aspects of the building. There is little in the way of historic features present or discernible in the property. The listing description indicates that the significance of the buildings stems from their group value rather than the individual features present within each property.
- 5.2 As required in accordance the National Planning Policy Framework (NPPF) the applicant is required to describe the significance of the heritage asset. For the interests of clarity, significance is defined within the NPPF as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence but also from its setting”.
- 5.3 The Historic England ‘Managing Significance in Decision-Taking in the Historic Environment’ provides information to interested parties in implementing historic environment policy in the National Planning Policy Framework published by English Heritage 2015, this has been considered as part of this description of significance.
- 5.4 The English Heritage ‘Planning for the Historic Environment Practice Guide’ accompanying PPS5 identifies significance as “the sum of its architectural, historic, artistic or archaeological interest”. Given the status of this document, the description of significance contained within ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’ published by English Heritage in 2008 has been considered as part of this description of significance.
- 5.5 Conservation Principles, Policies and Guidance for the sustainable management of the historic environment identifies that a number of “heritage values” may be present within an area. These are identified as evidential, historical, aesthetic and communal values.
- 5.6 The changing living requirements since the properties construction and subsequent conversion to two units have resulted in a number of alterations to the property’s original design and detailing. These alterations provide a narrative of the property’s evolution, however, in some cases can detract from the significance of the original built structure. This is particularly the case with regards to the plan form of the building at second floor level and the modern interventions that took place within the building prior to the ownership of the Applicant.

5.7 The works proposed as part of this application only relate to the non-original floor, third floor mansard level. The works will not impact any fabric of historical or architectural significance and the alterations to the plan form will have no discernible impact on the heritage asset.

## **6.0 Planning Considerations**

6.1 The Government's National Planning Policy Framework and Westminster City Council's City Plan have been referred to while developing the proposals. The London Plan, the Westbourne conservation area audit and a number of Supplementary Planning Guidance (SPG) documents relating to alterations to heritage assets have also been considered.

6.2 The following policies are considered relevant to the consideration of this application:

- CS24: Heritage

6.3 We believe that, in accordance with the aims of Westminster City Council's City Plan, the proposal will;

- 1) preserve the integrity and special interest of the listed building.

6.4 It is proposed to reconfigure the plan form of the third floor, mansard roof level to better reflect the needs of the Applicant. This third floor level is not original to the building and there are no historical features of interest that would be impacted by the proposed works.

6.5 The alterations seek to reconfigure the existing ensuite bathroom space to create a separate WC, a walk-in wardrobe and an ensuite within the front bedroom.

6.6 The existing pipe work will be reused where possible and any additional pipe work or service runs that are required will use existing notches and gaps through joist to reduce the impact upon the listed building.

6.7 The provision of the ensuite within the front room from plasterboard walls is a relatively reversible alteration should the requirement change in the future.

6.8 There are no alterations proposed to any other floor level of the building.

6.9 There will be no alterations to the main access into the building as a result of this development.

## **7.0 Additional information**

7.1 A CIL additional information form has been completed that confirms the proposal will not result in over 100sqm of development and as such is not CIL liable.

## **8.0 Conclusion**

8.1 Whilst the building still retains some significance for its group value within the terrace of similar buildings, the proposal seeks to alter the internal configuration of a non-original space.

- 8.2 It is considered that the proposed works would not result in any harm to the character, appearance and significance of the designated heritage asset. The works will preserve the listed building.