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INTRODUCTION & CONTEXT

SUMMARY

This design and heritage statement accompanies the application for full planning and listed building consent for a rear single storey, infill extension and internal modifications to the maisonette that occupies the upper ground and lower ground floors at 19 Clarendon Gardens.

CONTEXT

Sitting within the area of Little Venice, the site is situated a 5 minute walk from Warwick Avenue Station, and 20 minutes from Paddington Station which provides a direct link to central London. The property lies within the Maida Vale Conservation Area in the London Borough of Westminster.

Development of the area began in the 1850s as part of the urban plan for North of Regents Canal. While the area is predominantly residential, you can find some café's, eatery's and shops throughout.

EXISTING DESCRIPTION

19 Clarendon Gardens is a five-storey building, a part of a 1850s Victorian terrace that features Italianate stucco render and decoration. The property is Grade II listed as part of a group of properties; it is the second house along from the north-eastern end of the terrace. The property has been subdivided and the proposals relate to the self-contained maisonette located on the upper ground and lower ground floors. The property can be accessed via the lower ground floor lightwell as well as through an entrance door off the ground floor communal hallway.

PROPOSAL SUMMARY

Works at the lower ground floor level of existing maisonette to consist of side infill extension and insertion of new glazed oriel window at the rear of the property, replacement of existing non-original window to the front elevation, and internal reconfiguration at lower and upper ground floor levels.



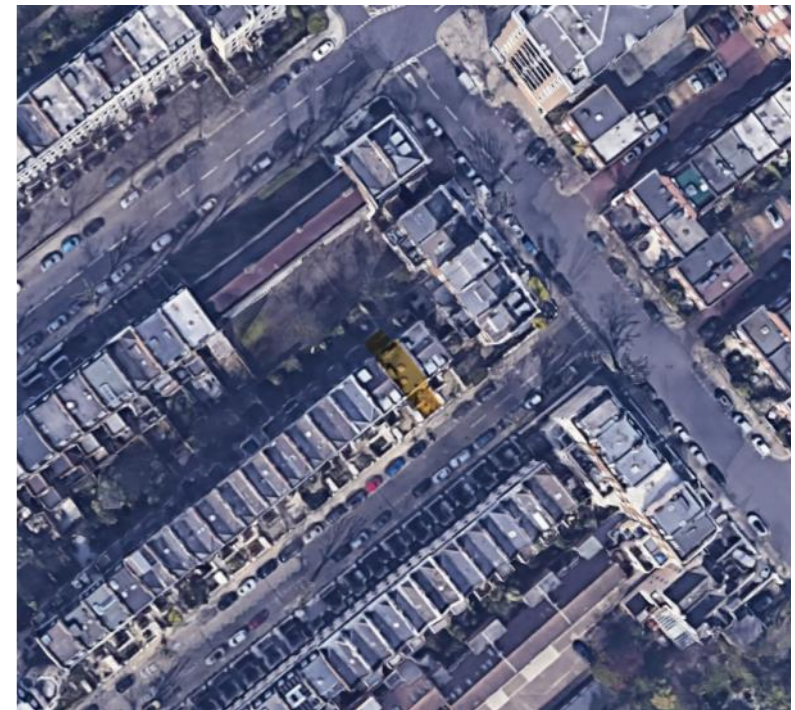
AERIAL VIEW - FRONT Source: Google Maps



SITE LOCATION PLAN



AERIAL VIEW - REAR Source: Google Maps



AERIAL PLAN Source: Google Maps

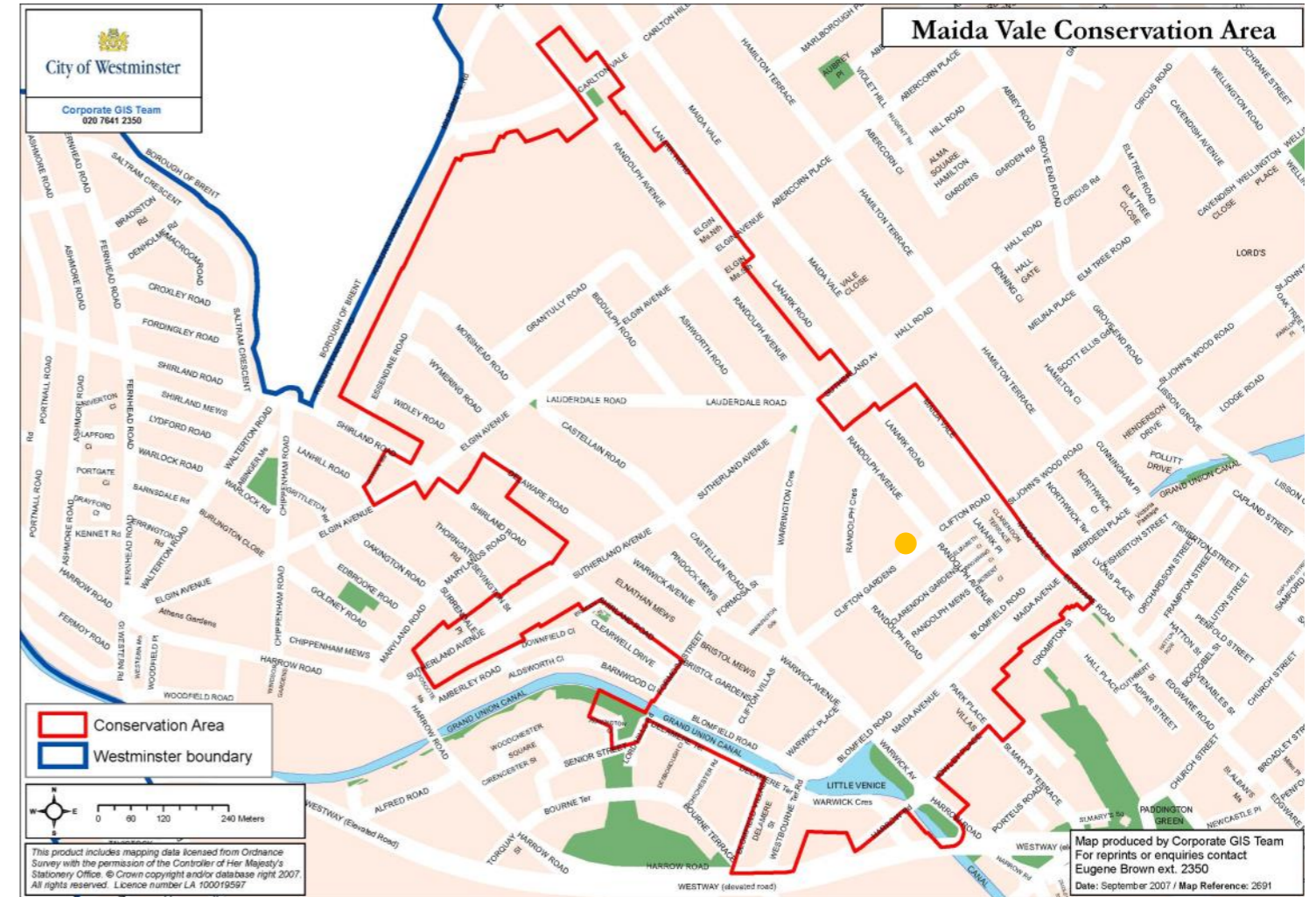
THE CONSERVATION AREA

19 Clarendon Gardens forms part of the Maida Vale Conservation area. Some extracts discussing the area from the Conservation Area statement are below:

“Listed Buildings: The area contains over 350 listed buildings, mostly grade II, including stuccoed houses, villas and flats in the area around Warwick Avenue, Warrington Crescent, Formosa Street and Clifton Gardens. Individual important listed buildings are the Victorian churches of St Mary Magdelene 1868-78 by G.E. Street, Catholic Apostolic Church, 1891-3 by J L Pearson (both grade II*) and the Spanish and Portugese Synagogue of 1896 by Davis and Emmanuel in a byzantine design. All three buildings are in red brick with stone details. Outside the Warrington Hotel and the former Welford Dairies in Shirland Road are listed telephone kiosks. The stuccoed shops in Formosa Street and the Prince Alfred Public House are good examples of their kind.”

“Key Features: The Grand Union Canal and Regent’s Canal in the south create the initial key element in the area’s townscape and the layout of the avenues and streets immediately adjacent relate closely to its geometry. The setting of St Mary Magdelene Church, the Blomfield Road terraces and Beauchamp Lodge add important features to the adjacent attractive residential areas.

The development up to the 1860’s is principally in brick and stucco, whereas the later areas are in red stock brick and include early examples of mansion blocks of flats and apartments around Elgin Avenue. However the imposing stucco crescents of Warrington Crescent and Formosa Street are the most notable features of the area. The tree lined streets, vistas and major private amenity spaces combine to give the entire area a leafy character and enhance the character of the buildings and the layout of roads. The Paddington Recreation Ground forms the northern boundary of the Conservation Area and was initially laid out in 1893.”



MAIDA VALE CONSERVATION AREA

● 19 CLARENDON GARDENS

GRADE II LISTING

The properties listing on Historic England is a part of a group of properties, which is the terrace to the North Side of Clarendon Gardens.

Listing Entry: 18-34, CLARENDON GARDENS W9

Entry No: 1066248

County: Greater London Authority

Borough City of Westminster (London Borough)

DETAILS

TQ 2682 SW CITY OF WESTMINSTER CLARENDON GARDENS, W9

31/30 (north side), 1.5.86, Nos 18 to 34 (consec)

GV II

Terrace. Mid C19. Brick, stuccoed, channelled ground floor. 3 storeys and basement, attic to part. Balanced composition with 10 bay central breakforward flanked by 6 bay wings with a further 6 bay breakforward to each end. Quoins to each breakforward. Projecting Ionic porches. Tripartite sashes with scrolled ironwork. Egg and dart cornice. 1st floor casements in architraves with hoods on consoles with stucco drops and decorative stucco work friezes. 2nd floor sill band. Segment-arched keyed sashes, except 6 bays to right which have flat-arched sashes. Cornice. Attic with sashes to centre.

Listing NGR: TQ2630682172

SUMMARY

The listing description refers solely to the external appearance of the front elevation, and does not refer to the rear elevation or any of the internal details. On similar applications, Historic England have had no comments regarding the proposals.

The only work we propose to carry out to the front elevation is the replacement of the existing lower ground floor window, which is not original.

The internal works and works to the rear will be carried out sensitively to ensure a clear legibility between the original building and the new interventions, all in accordance with conservation guidance.



FRONT ELEVATION Source: Google Maps



TERRACE VIEW Source: Google Maps

2

EXISTING CONDITION

FRONT OF PROPERTY

The listing entry solely refers to the front façade, outlining the Italianate style stucco render and detailing. A projecting Ionic porch covers the ground floor communal entrance. Concrete steps lead down to the paved lower ground floor lightwell, the underside of these steps have been utilised as a store. Simple black metal railings surround the front lightwell and down the steps while more decorative metal railings can be found to the first floor balconies.

The undercroft has been previously enclosed, a common intervention along the street, with an entrance door and window which leads onto a porch. The casement window onto the living space is single glazed and is not original.



LOWER GROUND FLOOR LIGHTWELL



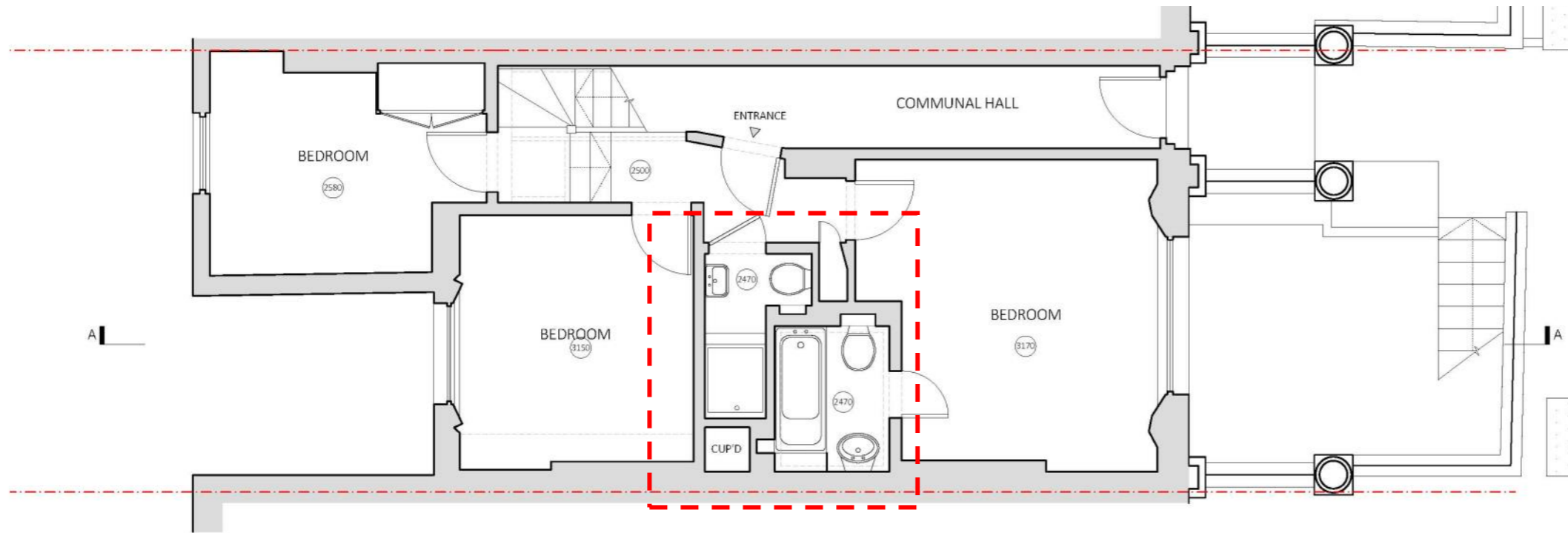
LOWER GROUND FLOOR STEPS & STORE



METAL RAILINGS TO FIRST FLOOR

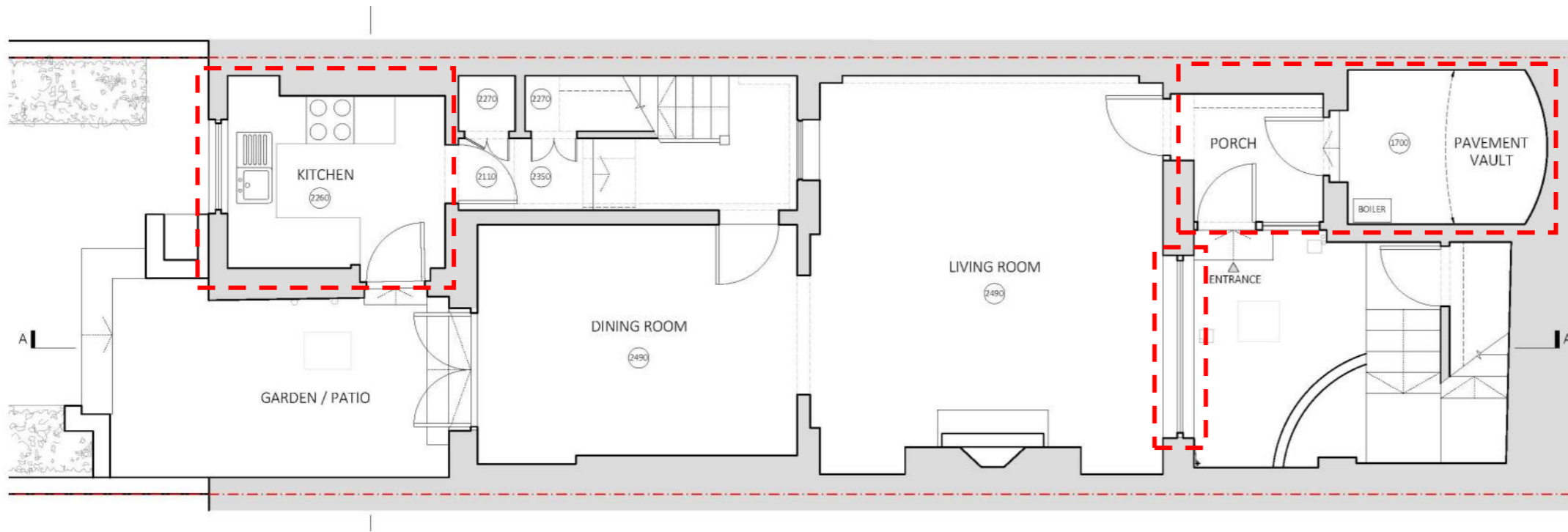


METAL RAILINGS TO LIGHTWELL



- Small & confined shower room
- Small en suite
- Unsympathetic modern & divisive intervention

EXISTING GROUND FLOOR PLAN NTS



- Small, confined and dark kitchen
- Modern window to kitchen
- Modern, single glazed casement window to living room
- Low access into vault

EXISTING LOWER GROUND FLOOR PLAN NTS

EXISTING CONDITION

REAR OF PROPERTY

The rear of the property is not discussed within the listing entry. The rear looks onto the block of flats that is Southcott House, but they are separated by the garden to 19 Clarendon Gardens and the courtyard to Southcott House. There is one tree within the garden which is located away from the terrace and close to the north-west boundary of the property and will not be affected by the works. The tree contributes to privacy between 19 Clarendon Gardens and Southcott House.

At lower ground floor, a set of timber glazed patio doors with a fanlight over lead onto the garden, which are likely to not be original. A similar style glazed door within the side of the closet wing, leads onto the garden from the kitchen .

The lower ground floor kitchen window is not original and does not compliment the existing fabric. The sash windows to the ground floor appear to be original, however there are variation in glazing bars across the whole rear terrace elevation.

The brickwork up to the ground floor closet wing window has been painted white, in collaboration with No 18 and No 20 Clarendon Gardens.



PATIO DOORS



CLOSET WING, NON ORIGINAL LOWER GROUND FLOOR WINDOW



REAR FACADE



VIEW TOWARDS SOUTHCOTT HOUSE FLATS

LOWER GROUND FLOOR

The lower ground floor can be accessed via the front lightwell. The undercroft has been infilled previously to create a porch and the pavement vault is currently being used as a utility and store however the low door opening inhibits access and it has not been damp proofed.

The front room is used as a living room and this follows into the dining/study space through a wide opening, which then leads onto the garden. The opening between the hallway and the front room has been partially enclosed and a glazed door has been installed between the hall and the dining space. In the hallway the floor steps down from the raised timber floor, which is a modern intervention. Underneath the stairs has been used for storage, accessed via a few cupboard doors which appears to clutter the hallway.

The kitchen is confined to the rear in the closet wing, making it rather small and little light comes through making it a dark space.

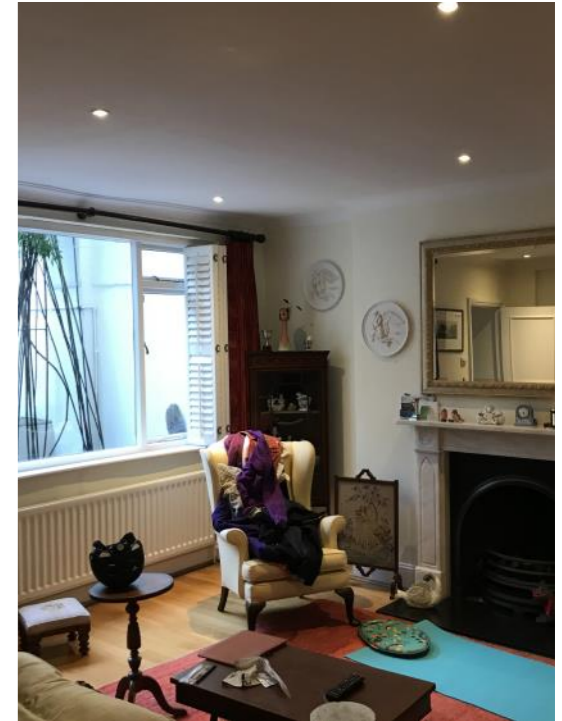
Joinery throughout appears to be modern; there is no cornice and only a simple coving to the front room and dining space. Skirtings are of a low profile, suggesting they are also not original. Internal doors have simple two panel mouldings or are glazed which is not typical of Victorian joinery.



LOWER GROUND FLOOR PORCH



LOWER GROUND FLOOR VAULT



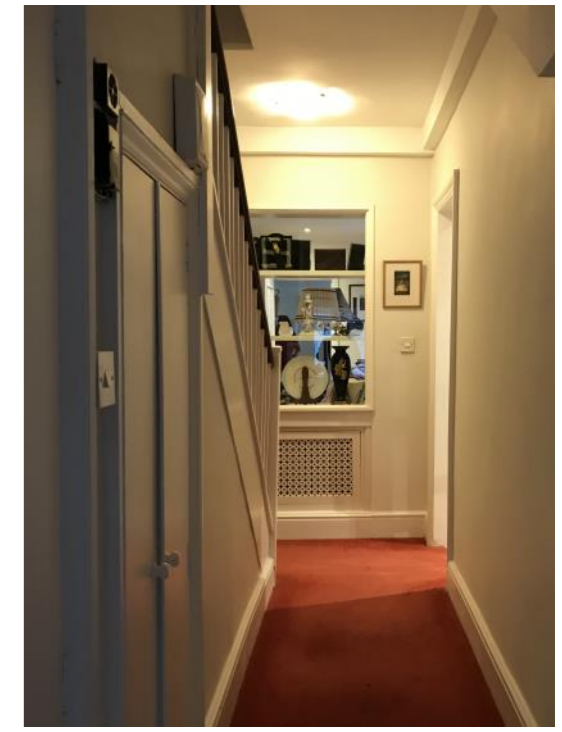
LOWER GROUND FLOOR LIVING ROOM



LOWER GROUND FLOOR KITCHEN



LOWER GROUND FLOOR DINING ROOM



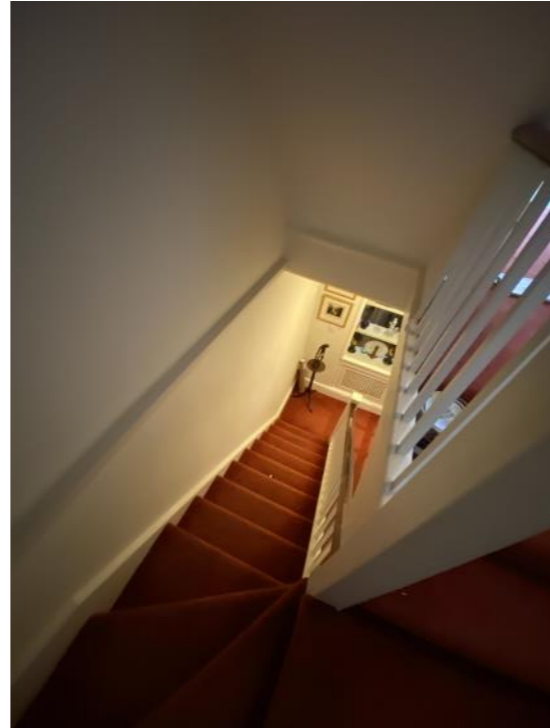
LOWER GROUND FLOOR HALLWAY

UPPER GROUND FLOOR

There are three bedrooms on the upper ground floor, where one is used as a study. The front bedroom and rear bedroom/study feature the original sash windows and shutters as well as a picture rail although it is unclear if this is original. There is no cornice, only a simple coving can be found in the front bedroom. Skirting throughout is likely to not be original. Modern interventions have insensitively divided the plan to create a small shower room and one small en suite.



ORIGINAL SHUTTERS TO FRONT AND REAR BEDROOMS



STAIRACES TO LOWER GROUND FLOOR



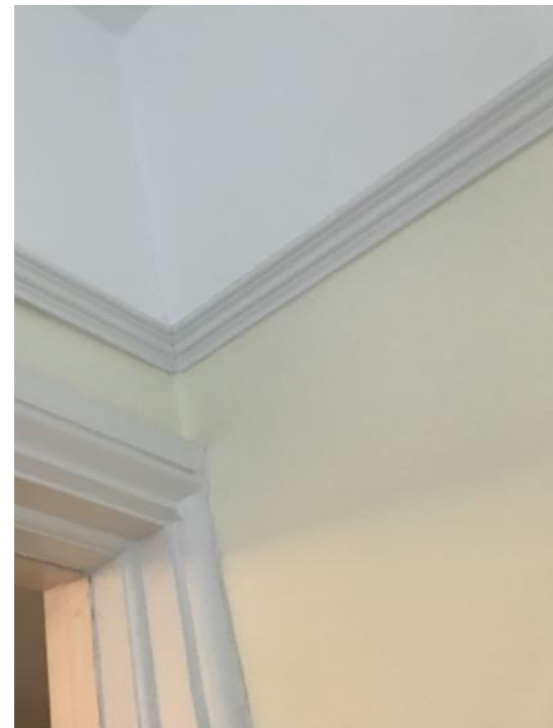
GROUND FLOOR LANDING



GROUND FLOOR SHOWER ROOM



SKIRTING THROUGHOUT—LIKELY NOT ORIGINAL



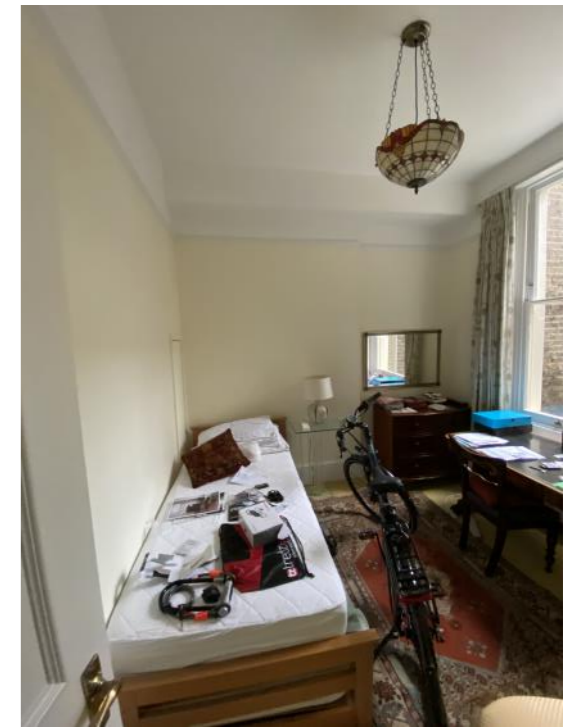
PICTURE RAIL TO TWO OF THE BEDROOMS



GROUND FLOOR FRONT BEDROOM



GROUND FLOOR EN SUITE



GROUND FLOOR BEDROOM/STUDY

3

PLANNING CONTEXT

YARD Architects have assessed relevant planning applications in the vicinity. We believe it is key to understand why adjoining applications have been (or not been) granted permission in order to fully engage with relevant planning policy and the neighbourhood's character.

There is currently no planning history related to 19 Clarendon Gardens, except for the pruning of the tree to the rear.



20 CLARENDON GARDENS

FULL PA & LBC—2020/08252 - Application granted with conditions.

Grade II Listed

Erection of a single storey rear infill extension at lower ground floor, replacement of rear door with Crittall style classic door, renovation of the lower and upper ground floors.

DESIGN NOTES

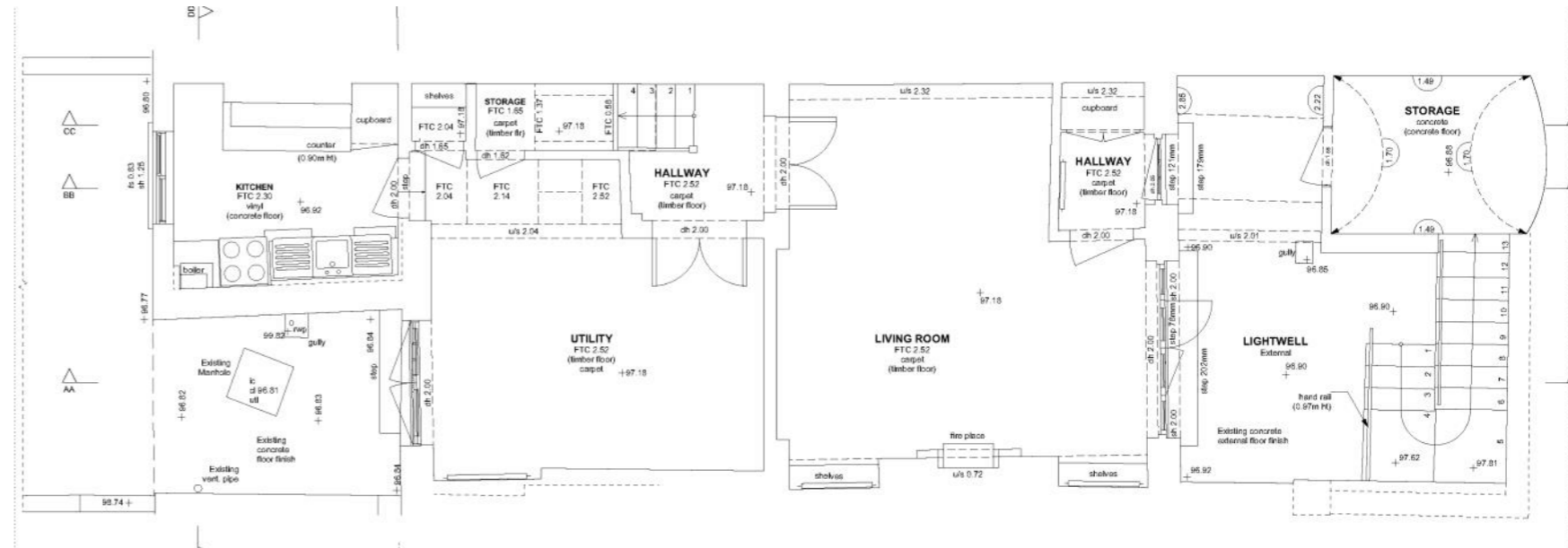
Replacement of non-original windows. Stair replaced (LGF). Fully opening up kitchen to the hallway - area was partially opened previously (down stand retained). Door removed from opening to closet wing. Damp proofing to undercroft and vault to be used as store and utility and WC—step down created for easier access. Tall rear infill extension fully glazed with solid roof and large circular rooflight. Front lightwell/living room existing external doors replaced.

OBJECTIONS

NA

CASE OFFICER NOTES

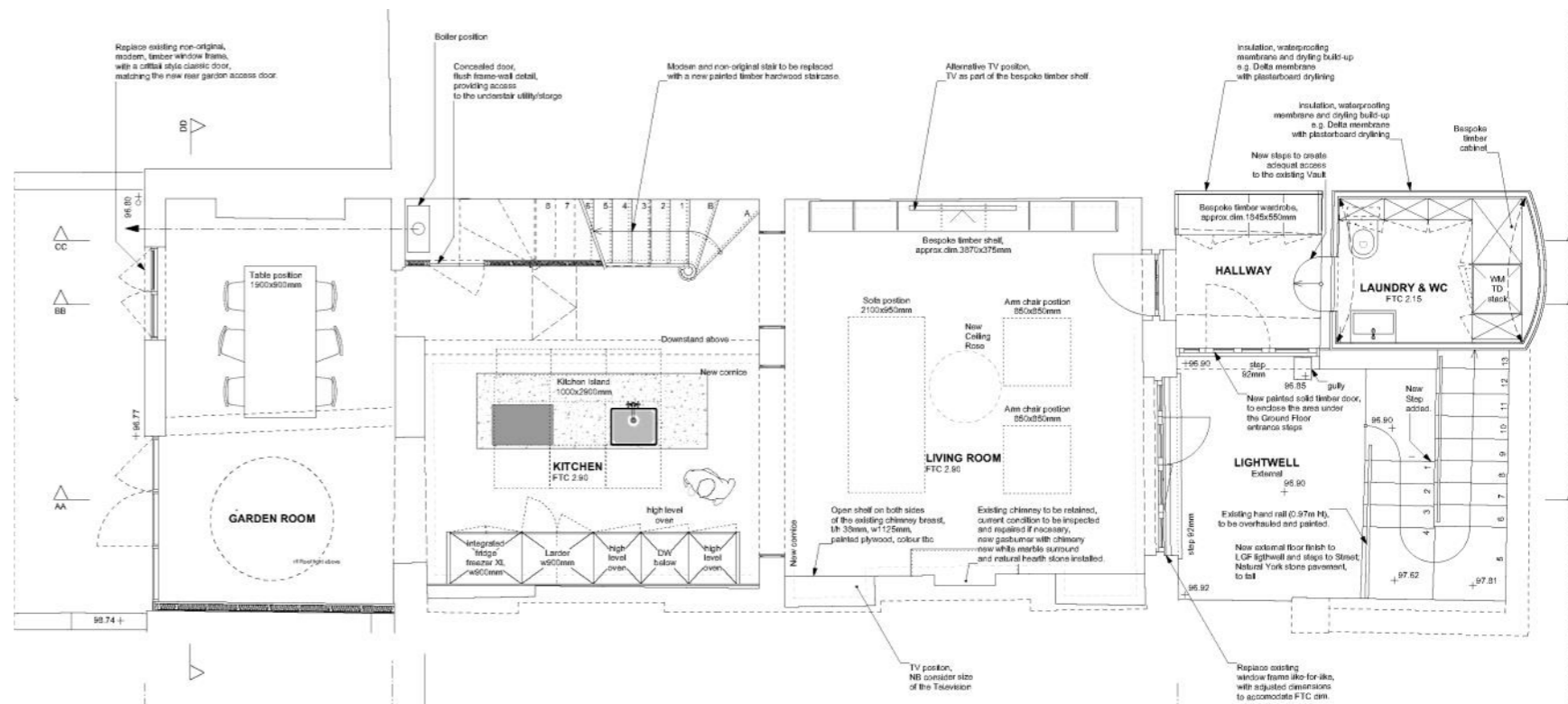
The infill extension is a lightweight addition, the height is in keeping with other infill extensions along the terrace. Given its scale, design and form it is not considered to harm the special interest of the buildings listing. Replacement of the non original and uncomplimentary existing lower ground floor window is acceptable. Internal alterations including new staircase are welcome as they rectify the current unsympathetic alterations. Lowering of front vault is not contentious. Soundproofing to ground floor ceiling is acceptable due to modern plasterboard that is currently in place. Due to size of extension neighbours will not experience material loss of amenity.



PA 2020/08252 —EXISTING GROUND FLOOR



PA 2020/08252 —VISUAL OF PROPOSED REAR EXTENSION



PA 2020/08252 —PROPOSED GROUND FLOOR

21 CLARENDON GARDENS

FULL PA & LBC—18/09655 - Application granted with conditions.

Grade II Listed

Erection of a single storey rear/side extension at lower ground floor and alterations to lower ground floor undercroft and steps. Relocation of rear first floor half landing window. Internal alterations including removal and addition of partitions.

DESIGN NOTES

Door openings and heights adjusted or closed up. Staircase replaced (LGF). Removal of suspended timber floor and level lowered in areas. New en suite locations (LGF). Damp proofing pavement vault and creation of utility. Lead roof to extension. Overhaul of existing windows.

OBJECTIONS

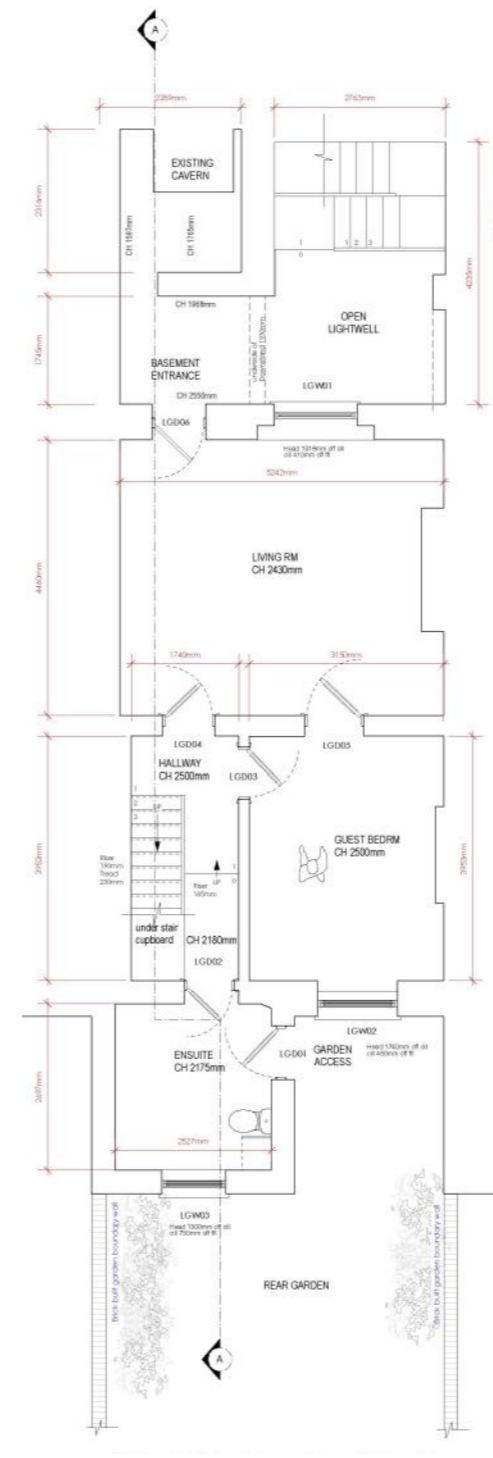
Were related to alterations to the front lightwell that would affect trees and the character of the streetscape and the party wall with the neighbouring property.

CASE OFFICER NOTES

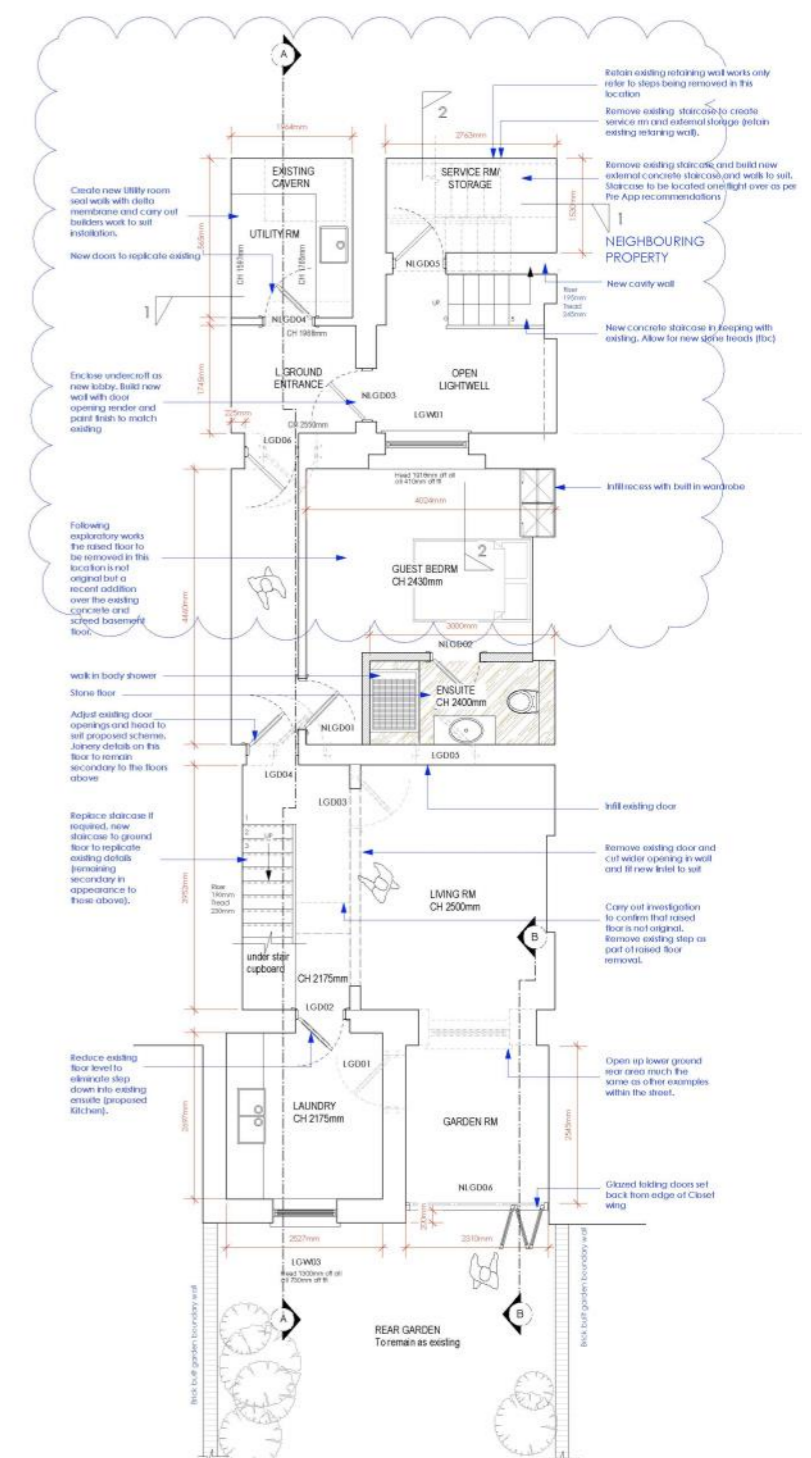
The rear proposal is considered subservient to the host building and does not detract from the appearance of the main building, therefore preserves character. Proposal does not project beyond rear flank walls and its overall design and size would not impact on occupiers from neighbouring properties. Neighbours will not suffer a material loss of amenity as a result of light pollution. Internal alterations follow good conservation principles and are in areas with little architectural features and in other areas which propose to retain or reinstate features are welcome.



PA 18/09655 - PROPOSED REAR ELEVATION



PA 18/09655 - EXISTING LOWER GROUND FLOOR



PA 18/09655 - PROPOSED LOWER GROUND FLOOR

28 CLARENDON GARDENS

FULL PA & LBC—PA 2018/06093—Application granted with conditions.

Grade II Listed

Amalgamation of the existing three flats into a single dwelling house (Class C3), the removal of an existing conservatory to lower ground floor level and its replacement with a double height glazed extension at lower ground and ground floor levels, and other external alterations including the replacement of a window to the existing closet wing.

DESIGN NOTES

Opening up of closet wing to new two storey glazed extension. Opening up dining room to hallway with glazed fire doors. Existing door openings blocked up including undercroft external entrance. Vault used as WC. Overhaul existing windows. New partitions throughout.

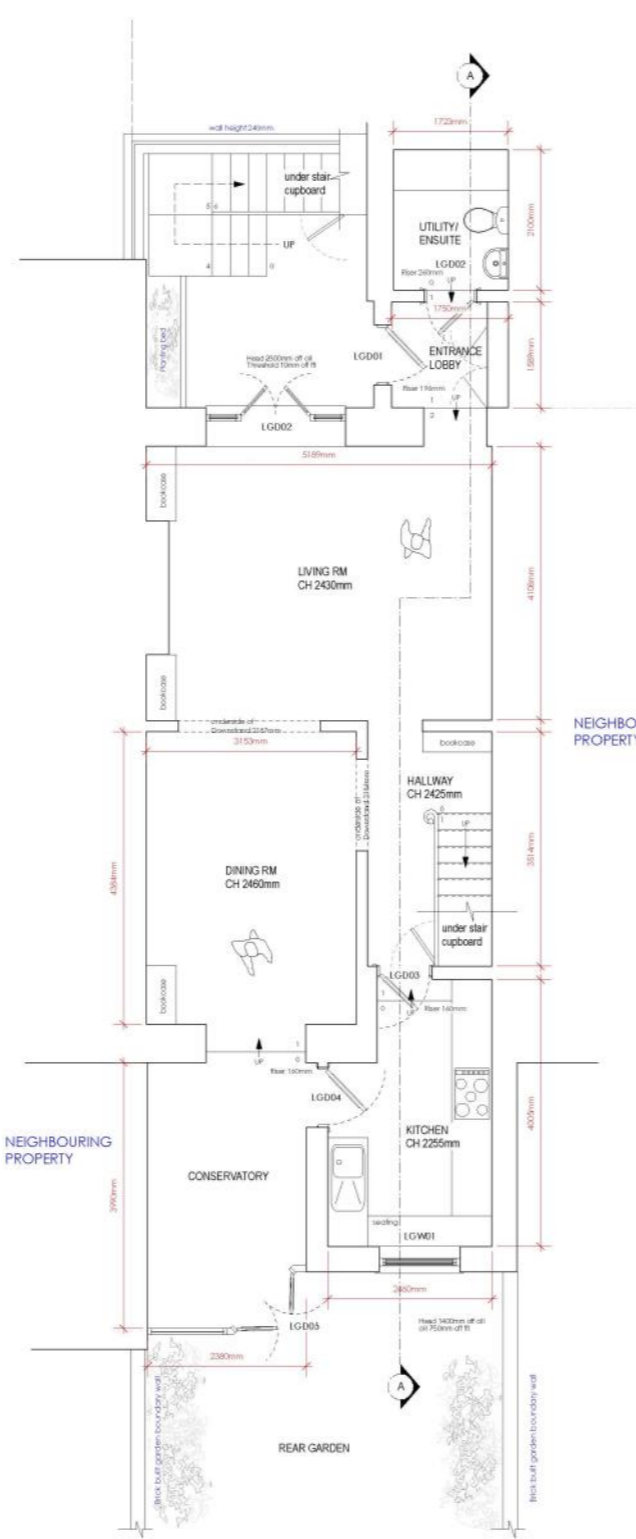
OBJECTIONS

Rear extension could be harmful to host building and wider conservation area but consider that it is replicating the neighbouring extension. Waste and recycling provision not clearly indicated.

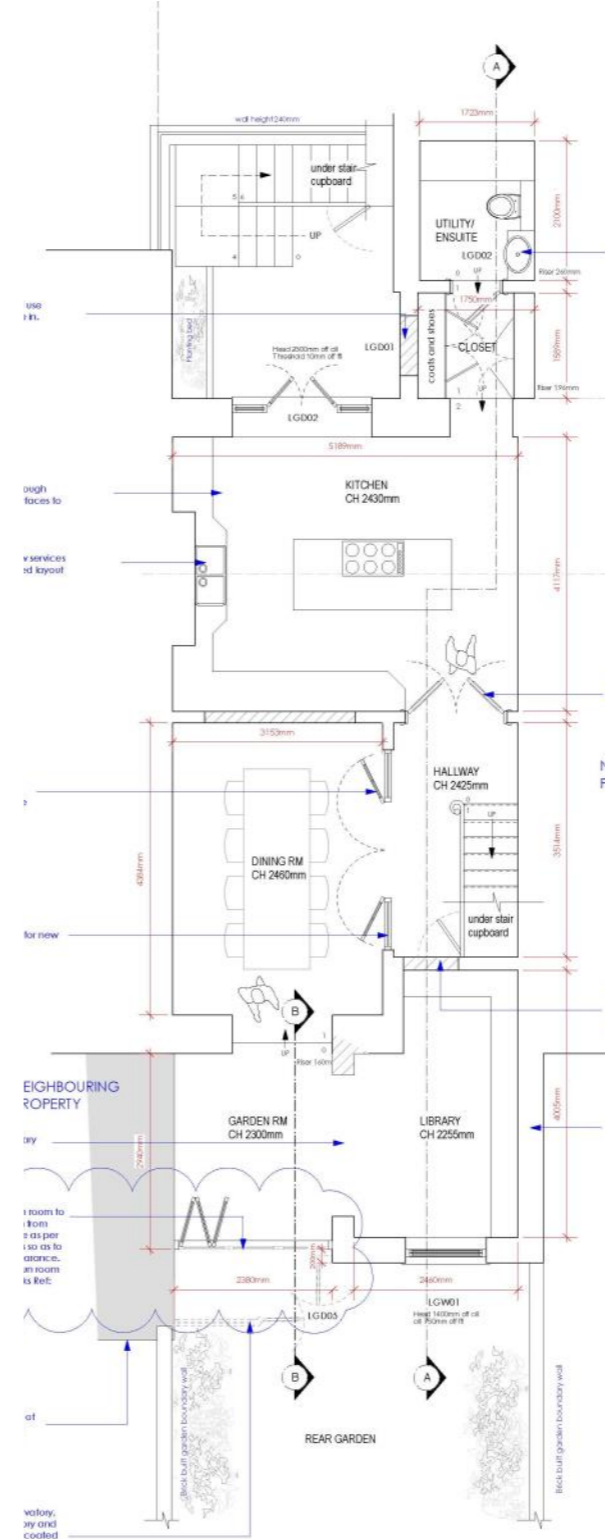
CASE OFFICER NOTES

Proposal does not project further than the closet wings which is acceptable. Allows for overlooking but there are other similar examples present which have not caused adverse affect. Glazed nature will cause light spill however the location between two closet wings will minimise the impact. The two storey glazed features would seem contentious however the neighbouring precedent would make this proposal acceptable.

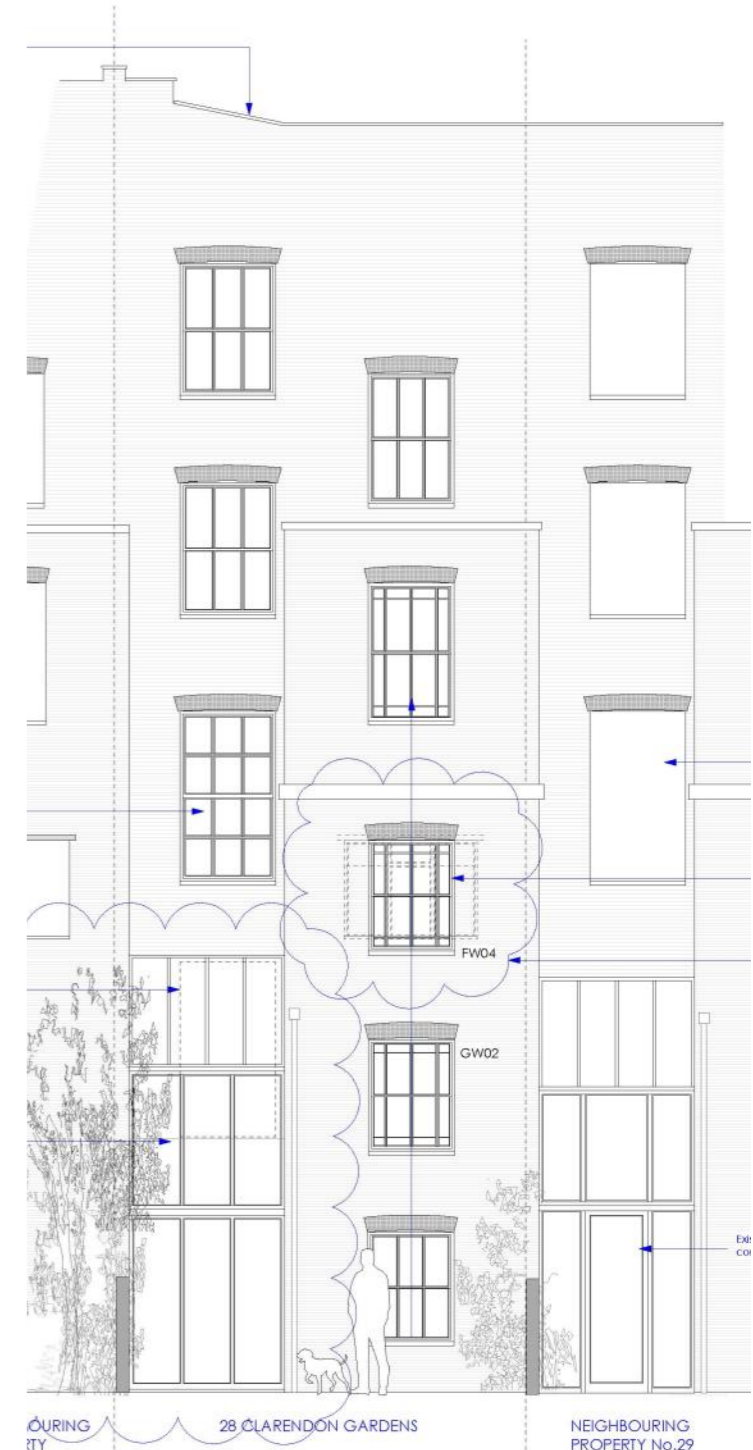
NOTE: The elevations also show the approved and built proposal for the adjoining property (29 CLARENDON GARDENS FULL PA & LBC—PA 99/04271) for which this application mirrors.



PA 2018/06093 - EXISTING LOWER GROUND FLOOR



PA 2018/06093 - PROPOSED LOWER GROUND FLOOR



PA 2018/06093 - PROPOSED REAR ELEVATION

54 RANDOLPH AVENUE

FULL PA & LBC—2020/00634—Application granted with conditions.

Grade II Listed

Lower ground floor rear extension with lightwell and roof light and creation of new terrace above and associated alterations including new door and balustrade.

DESIGN NOTES

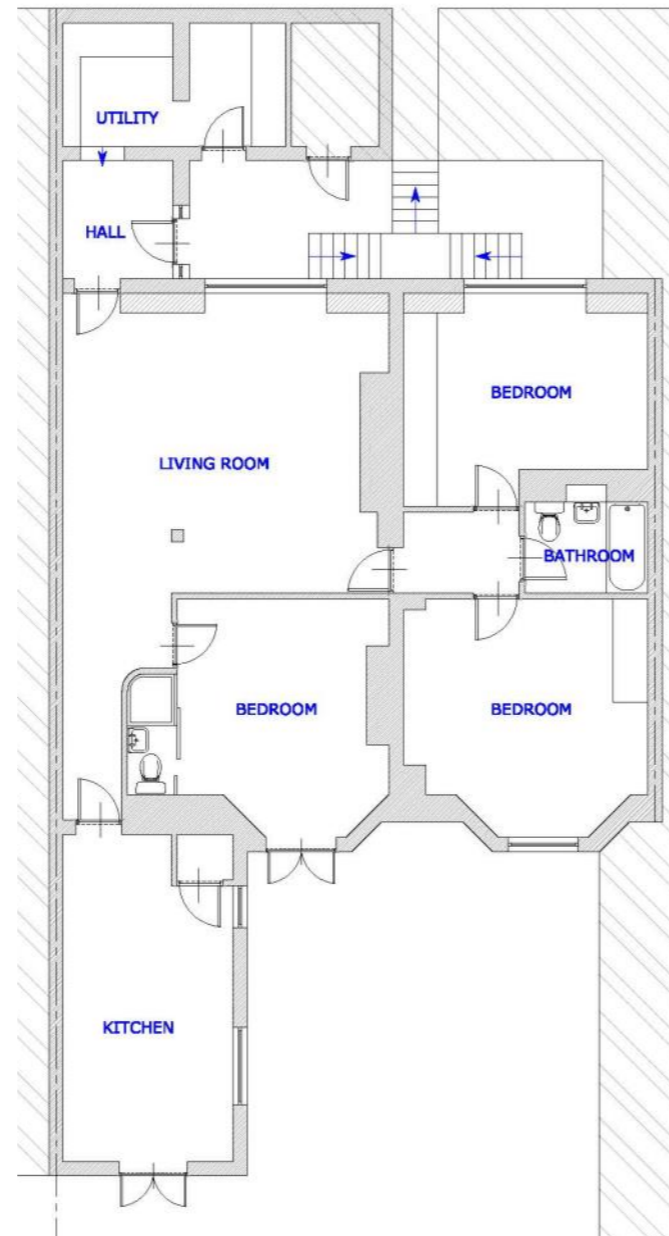
Internal modifications to the layout. Single storey rear infill extension with rooflight over and set back terrace to first floor. The closet wing is opened up into the infill extension, with the side wall and part of the front completely removed. The existing opening in the closet wing is widened into the new extension to accommodate large bifold doors.

OBJECTIONS

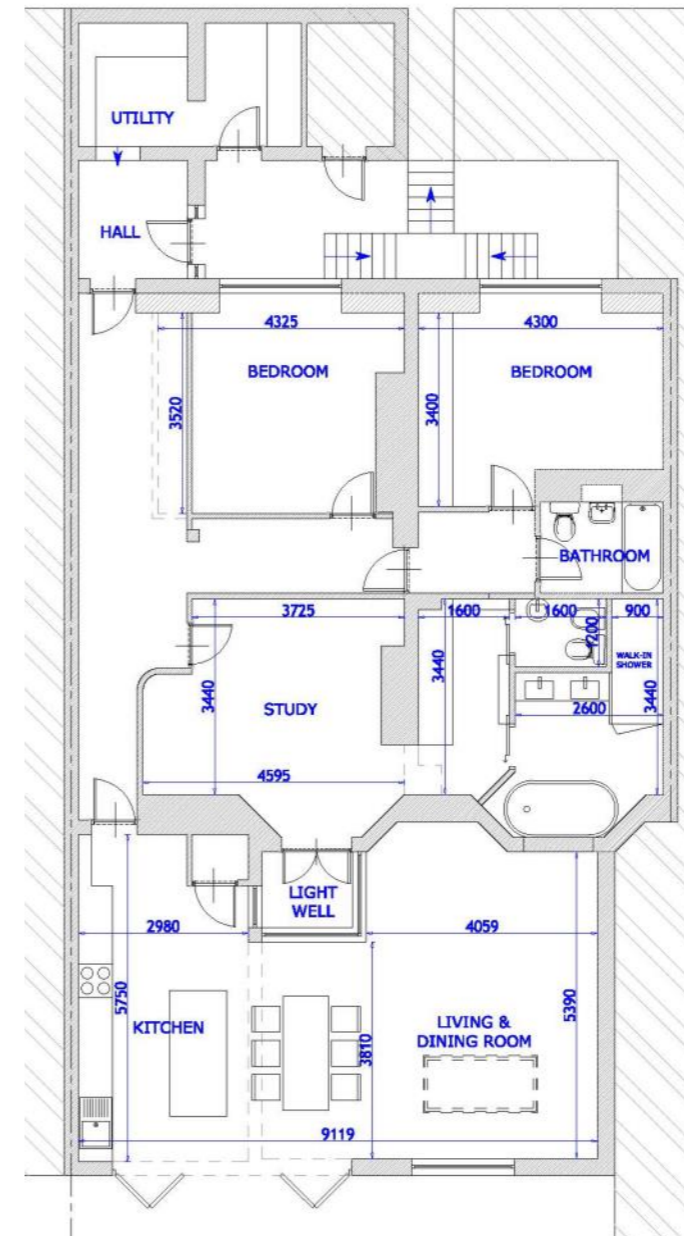
NA

CASE OFFICER NOTES

Due to the existing unsympathetic modifications previously made to the rear of the property and internally, the proposal is deemed acceptable in this instance. The depth of the garden and the shading from the mature planting means the proposed extension will not be highly prominent. The flat roof will ensure the extension is subservient to the host building. The glass balustrade to the first floor terrace is not appropriate and should instead be metal railings.



PA 2020/00634—EXISTING GROUND FLOOR



PA 2020/00634—PROPOSED GROUND FLOOR



PA 2020/00634—PROPOSED REAR ELEVATION

PLANNING POLICY CONTEXT

PLANNING POLICY CONSIDERATIONS

- NATIONAL PLANNING POLICY FRAMEWORK (NPPF 2018)
Paragraph 184 states heritage assets "should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".
- UNITARY DEVELOPMENT PLAN (UDP) Westminster City Council
DES 1, DES 5, DES 7, DES 9, DES 10 of the UDP adopted in 2007
- WESTMINSTER CITY PLAN 2020-2040
S25 and S28
- REPAIRS AND ALTERATIONS TO LISTED BUILDINGS (Westminster SPG)
Alterations and extensions to existing buildings are permissible under UDP policy DES 5, where they are in keeping with the scale, design and materiality of the host building and wider setting and do not visually detract.
- DEVELOPMENT AND DEMOLITION IN CONSERVATION AREAS SPG (1996)

ASSESSMENT

Below outlines preferences which have derived from assessment of the above policies and neighbouring planning applications:

- Timber sash windows, with the detail to match existing, where replacement is necessary
- Secondary glazing, to avoid replacement of existing windows
- Extensions appearing subservient to the host building
- Extensions should conserve the appearance of the host building
- Extensions that do not project further than flank rear walls
- Front boundaries reinstated if altered previously

The following outlines interventions that have also been supported:

- A relatively glazed extension including large rooflights over— fully glazed roofs are considered acceptable
- Opening up of the closet wing into the new extension
- Replacement of non original windows with ones that replicate details and materials of original windows
- Internal alterations including removal or partitions or new openings that do not harm the character of the building or are in areas of little architectural importance
- Lowering areas of non original floor

4
PROPOSALS

GROUND FLOOR PROPOSALS

The existing en suite and shower room, which are modern interventions, are to be amalgamated into one larger family bathroom, requiring the removal and alteration of partitions. While this would not reflect the original footprint, this would not be possible with the current state of flat subdivision. It does however rationalise the plan and creates a larger bathroom space which is more complimentary of the historic plan.

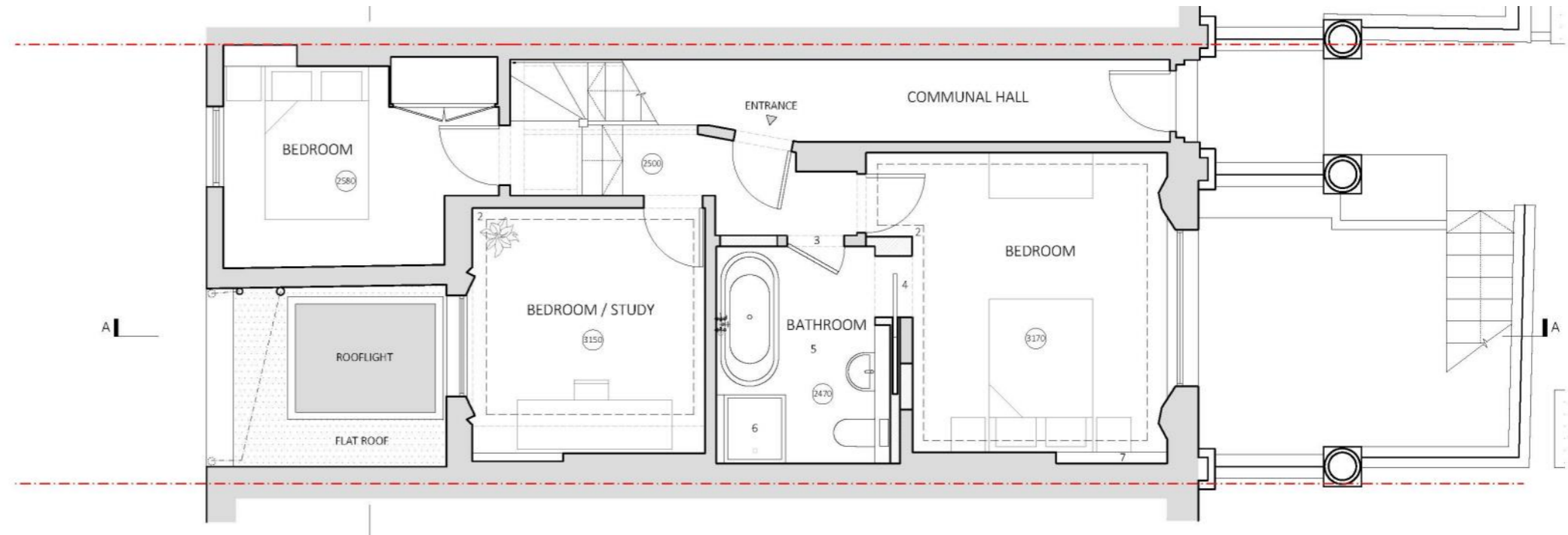
Skirting will be retained throughout and replicated in areas of intervention. The picture rail to the front and rear bedroom/study will be retained and replicated in the small areas of intervention and a new cornice with be instated. Existing shutters also within the latter rooms will be retained.

LOWER GROUND FLOOR PROPOSALS

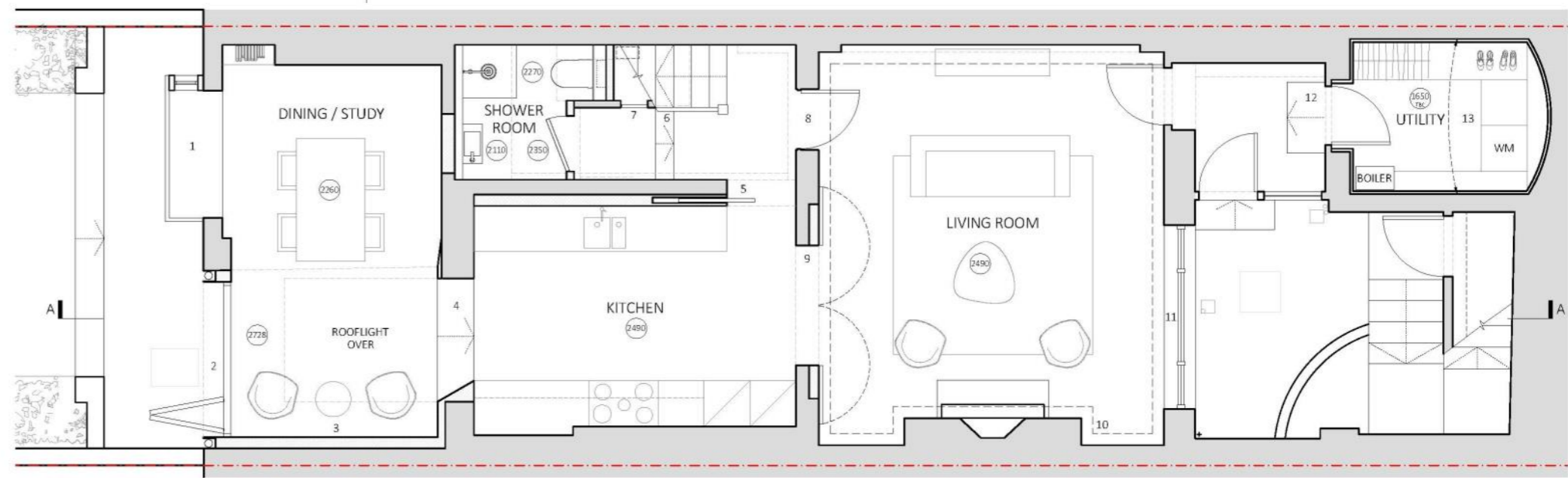
The proposed extension occupies the space between the existing closet wings, utilising a currently shaded space within the garden. Tall bifold doors will let light deep into the plan and their simplicity will not detract from the character of the host building. It is proposed to move the kitchen into the centre of the plan, enabling for a larger kitchen as well as freeing up the rear of the property for more habitable spaces. The closet wing would be opened up into the infill extension, creating one larger, more usable and flexible space. The oriel window provides a pleasant space to view the garden while also improving the lighting condition within this once dark room. A solid flat roof with a flat rooflight is proposed over the infill extension. This will draw light into the kitchen and the closet wing while limiting the amount of light spill.

We have suggested to utilise the darkest area on the plan, within the hallway and under stairs, for a WC and shower room. This mitigates the loss of a shower room on the upper floors and suits the number of bedrooms with the property.

Lowering a small section of the floor within the porch will create a step down for easier access into the vault; the vault is to be damp proofed. Use of the front room will remain as the living room. The opening between the living room and the hallway is to be reinstated with a glazed door which will improve general flow and connectivity as well as provide borrowed light to the hallway. Fold back doors between the living room and kitchen allows for spaces to be well connected as well as separated.



PROPOSED GROUND FLOOR PLAN NTS



PROPOSED LOWER GROUND FLOOR PLAN NTS

FRONT ELEVATION PROPOSALS

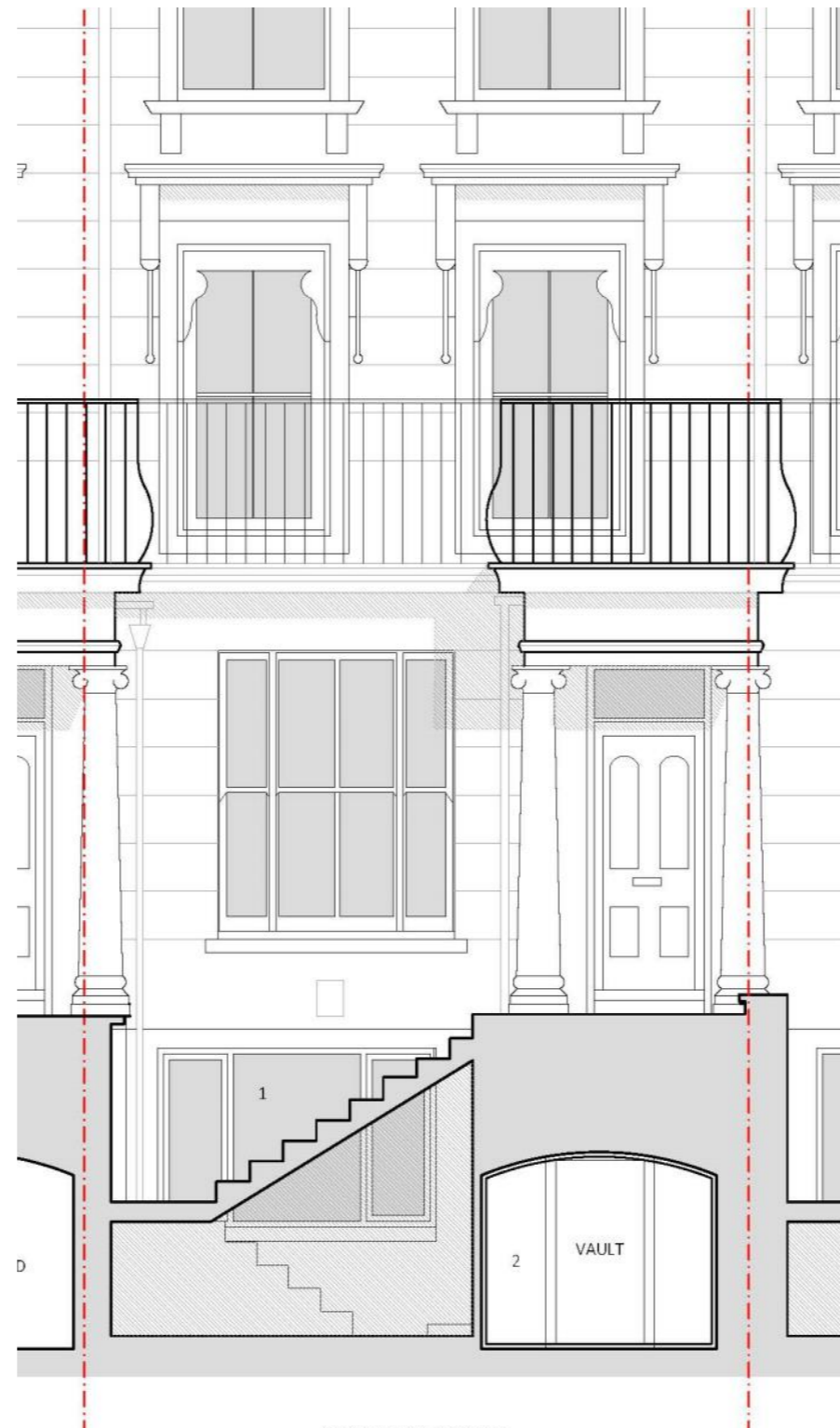
The only intervention to the front façade is the replacement of the lower ground floor window, which is single glazed and not original. It will be replaced with a white painted timber framed double glazed casement window, with slim profiles. This will improve thermal comfort while remaining in keeping with the heritage aesthetic of the elevation and therefore maintaining the integrity of the properties listing.

REAR ELEVATION PROPOSALS

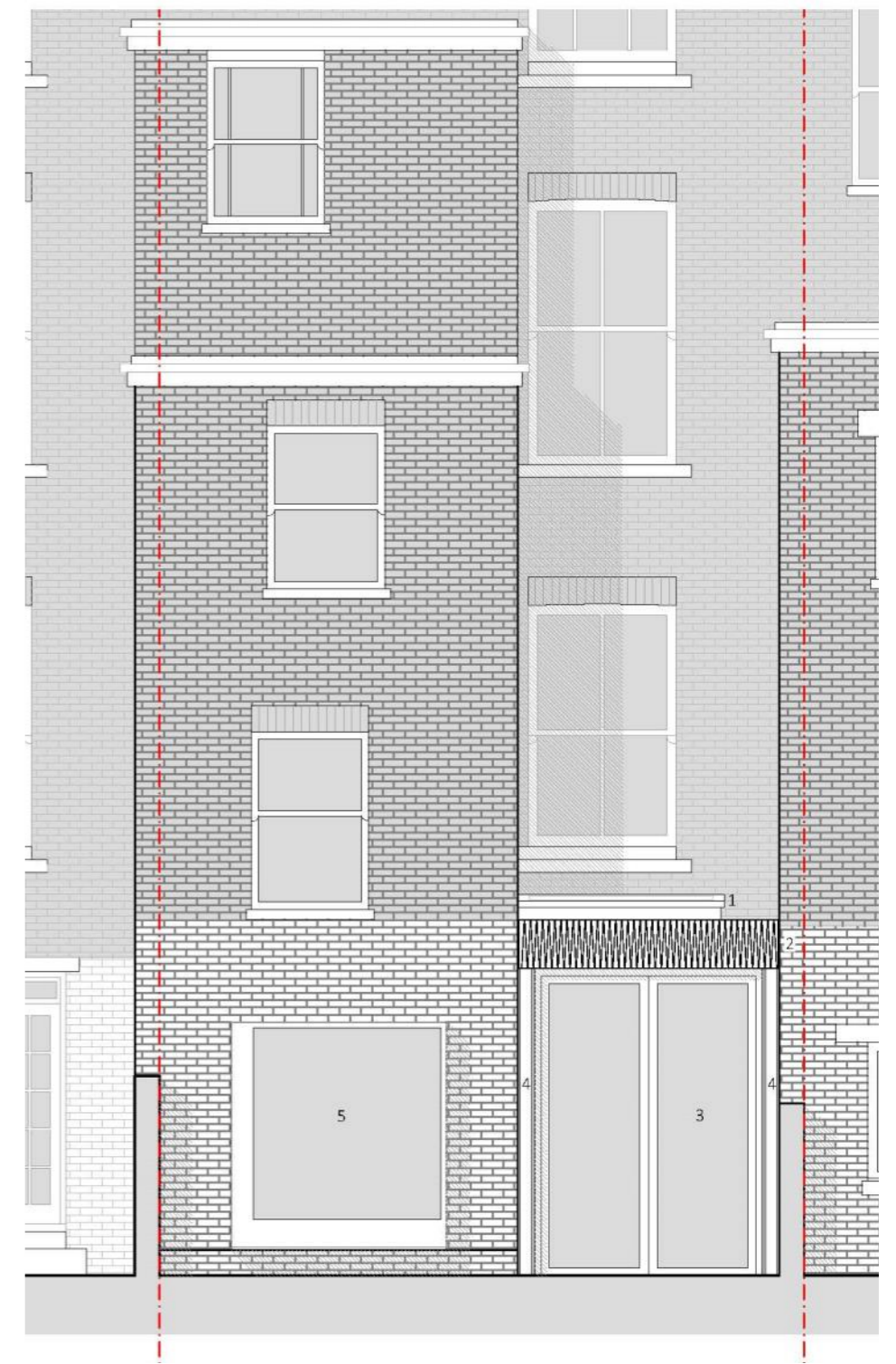
Although the listing entry does not refer to the rear elevation, our proposals aim to work harmoniously with the existing fabric. The infill extension is single storey and infills the space between the existing closet wings to 19 and 20 Clarendon Gardens.

Full height aluminium bifold doors will provide a clean aesthetic while allowing an abundance of light into the rear of the property. The header panel above the doors aligns with the white painted brickwork and the rooflight will look inconspicuous as it is set back towards the host building. Metal drain pipes have been integrated into the façade, ensuring no pipework will detract from the overall elevation. All metalwork will be powder coated in an anthracite colour to reflect the hues of the brown brickwork.

The existing unsympathetic lower ground floor window is proposed to be removed and replaced with a contemporary oriel window, of which the clean aesthetic will be much more complimentary to the existing building. The opening is proposed to be widened which would not seem to harm the elevation due to the current misalignment of all the windows on the closet wing.



PROPOSED FRONT ELEVATION NTS



PROPOSED REAR ELEVATION NTS

ORIEL WINDOW

Oriel windows have often been used within typical Victorian or Georgian terraces as contemporary interventions that compliment the existing fabric—see examples, right.

The proposed oriel window will allow light to flood into the space, creating a pleasant and bright space facilitating a multitude of uses. It will provide a seated view to the garden which will strengthen the indoor-outdoor connection, a feature which is currently missing.

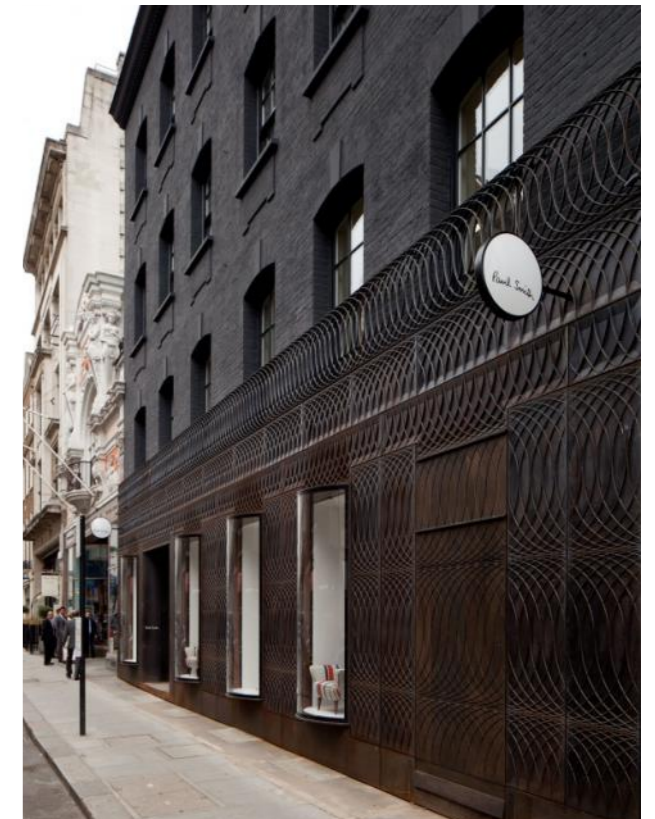
The side of the oriel window facing 18 Clarendon Gardens will mostly be solid and faced with white render to reference the white stucco at the front of the property. It will have an openable window to provide ventilation, which will be top hung and the glazing obscured to maintain privacy between the two dwellings.



ORIEL WINDOW WITH SIDE OPENING



ORIEL WINDOW



6a—PAUL SMITH—CONTEMPORARY DECORATIVE METAL PANELLING

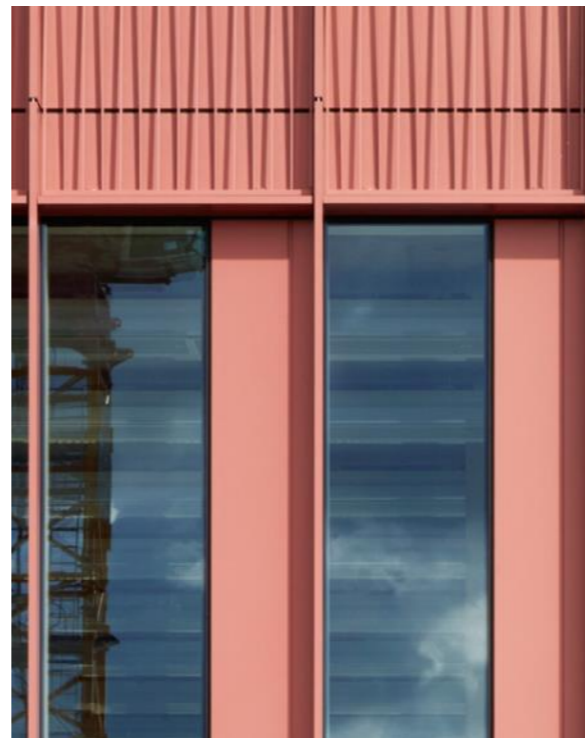
DECORATIVE METALWORK

The example to the right by 6a Architects derived from the reinterpretation of the Georgian façade and the 18th century shopfront. It provides a contemporary frontage that compliments existing materials and strengthens the connection between the old and the new.

The Shepherds Building by Morris+Company used dark profiled metal cladding to reflect the colouring of the surrounding brickwork. It also eased the transition between the existing heavy, brick mass and the lightweight, glazed extension.

Similarly, at R7, Kings Cross, decorative metal header panels aimed to reference the neighbouring ornate St Pancras Hotel and the surrounding industrial buildings that characterise the area.

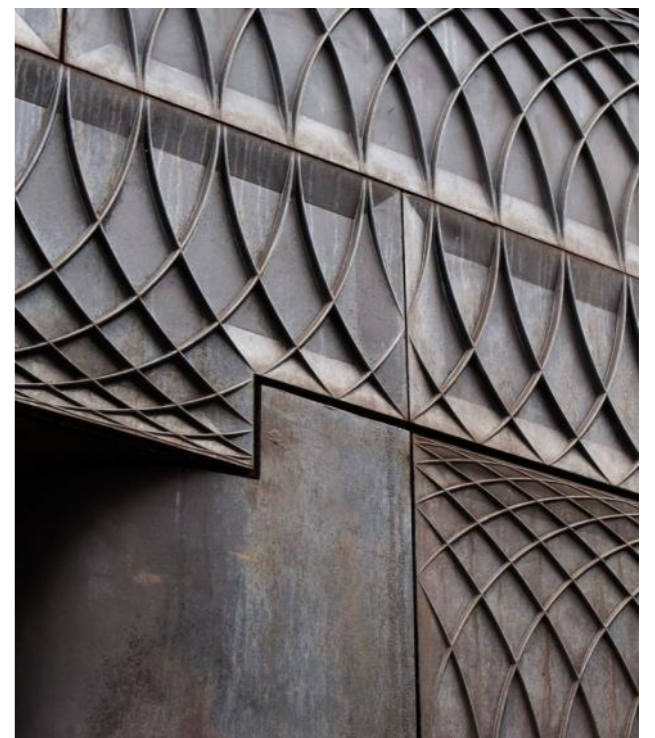
The header panel above the bifold doors is proposed as a decorative metal panel. Following similar principles to the precedents discussed, the proposed panel is a contemporary expression of the metal railings which can be found to the front of the property and the rest of the terrace. This pays homage to the buildings character and also mediates between the existing fabric and the new extension.



MORRIS+COMPANY—R7 KINGS CROSS — DECORATIVE METAL HEADER PANELS



MORRIS+COMPANY—SHEPHERDS BUILDING— PROFILED METAL CLADDING



6a—PAUL SMITH—CONTEMPORARY DECORATIVE METAL PANELLING



VISUAL OF REAR ELEVATION



INTERNAL VISUAL—LOOKING TOWARDS THE GARDEN



INTERNAL VISUAL—LOOKING FROM THE PROPOSED KITCHEN

5
CONCLUSION

CONCLUSION

The current combination of small and dark spaces and unsympathetic interventions do not coincide with modern living and understate the dwelling’s character. Our proposals aim to improve the quality of living as well as the overall design quality which will be more appropriate to the period of the original dwelling.

Recent, similar developments on the street and surrounding area have been carefully considered to inform and shape our proposals into ones that have proved acceptable. The proposals have also been developed so to cause little to no impact on the neighbouring properties, particularly with the placement of the rooflight and other glazing.

The extension to the rear aims to maximise the potential and quality of the space internally. The external aesthetic provides a contemporary reference to the properties architectural features, striving to sympathetically contrast from the host building, allowing for a clear legibility between the historic fabric and the new. Overall, the proposals aim to compliment the buildings character which in turn will contribute to Clarendon Gardens and the wider Maida Vale Conservation Area.

YARD ARCHITECTS

YARD Architects is an award winning creative design practice who deliver exceptional contemporary architecture. As a RIBA Chartered practice, YARD specialise in high quality, ambitious and design led residential schemes. The practice works closely with clients to create bespoke solutions which focus on imaginative use of light and quality of space and materials.

YARD have extensive experience with historic and listed buildings in conservation areas, working on refurbishment, extension and new-build schemes across London and the south of England. They are used to working on restricted sites with complex requirements, and have experience delivering intricate schemes for both developers and domestic clients. Since their formation in 2014, YARD have been featured in the 2016, 2017, 2019 and 2020 Don’t Move, Improve! Awards, have a Best Extension LABC Award, and featured in the Camden Design Awards and their design guidance documents.

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COMPLETED PROJECTS BY YARD ARCHITECTS