

# Heritage Statement

## Cruise Goodall Architecture & Design

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### Project Address

Flat 5  
193 Sussex Gardens  
London  
W2 2RJ

### Introduction

Flat 5, 193 Sussex Gardens is a single storey flat on the top storey of 193 Sussex Gardens; part of the Grade II listed early-mid C19 terrace of 163-213 Sussex Gardens.

This application for listed building consent includes:

- Removal of the non-original partition walls between the kitchen, dining and living areas.
- Replacement of the single-glazed steel casement windows to the rear elevation with slimline double-glazed white painted timber casements.
- Replacement of the floor finish in the living/kitchen area and hallway from carpet to timber with a suitable soundproof underlay.

## The Site

Flat 5 is on the fourth floor of 193 Sussex Gardens, which sits within the Bayswater Conservation Area.

193 Sussex Garden forms part of the Grade II listed terrace of 163-213 Sussex Gardens.

- Early-mid C19.
- Brown brick in Flemish bond, part painted.
- Channelled stucco ground floor and stucco dressings.
- 4 storeys and basement, attic to part.
- Irregular composition: 10 'central' bays flanked by 4-bay breakforward; to the right 16 bays, the centre 4 of which breakforward; to the left 16 bays and a further 6-bay breakforward.
- Nos 185-213 have projecting Tuscan porches, some with metopes and triglyphs.
- Pilastered entrances with overlights, tripartite sashes, some replaced. First floor iron balcony.
- Casements in architraves with hoods in consoles, some pedimented. Above, casements or sashes with glazing bars in architraves with hoods.
- Dentil cornice to part.
- No 163 has 4-bay return to Sussex Place with Ionic porch.
- Iron basement railings.
- Sussex Gardens, known originally as Grand Junction Road, formed an important feature of the original layout of Bayswater.



## Design

### **Front Elevation**

No works are proposed to the front elevation or to the timber sash windows.

### **Rear Elevation**

As explained in the Design and Access Statement (DAS), it is proposed to replace the 2No. existing white steel single-glazed windows on the rear elevation to white painted timber slimline double-glazed casements with a floating/removable mullion. The existing single-glazed windows, as expected, perform badly in terms of thermal efficiency, resulting in heat loss and condensation issues. Replacing them with timber casements will solve these issues whilst also providing a larger aperture for escape in the event of a fire. These rear windows lead to a balcony which leads to a protected stairwell.

It has also been noted in the DAS that the surrounding fourth storey attics adjacent to the property form a wide mix of attic extensions which vary in scale, materiality, and proportion. Therefore, replacing the existing unoriginal steel casement windows, with white painted timber casements will not look out of place amongst its neighbours.



*View of the rear elevation of Flat 5, 193 Sussex Gardens from Bathurst Mews*

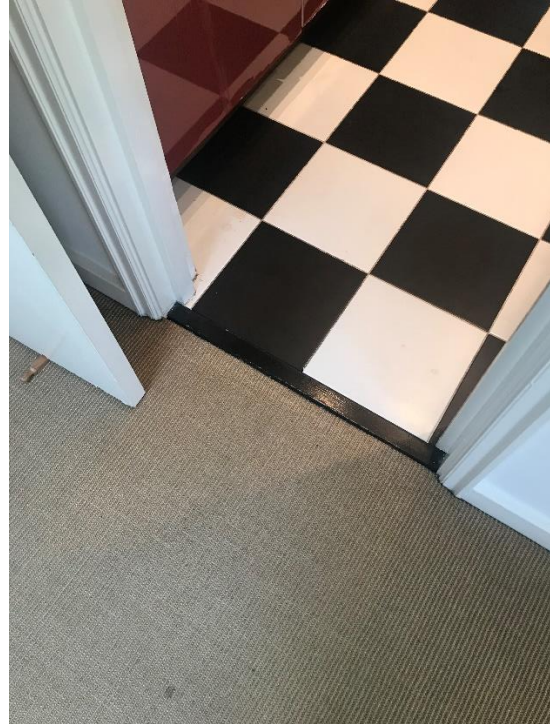
## Internal Remodelling

It has been proposed to remove the non-original partition walls between the kitchen, dining and living area. These partitions are non-original and presumably added in the 70s.

Standard non-original architraves surround the existing openings, with the same plain skirting as the rest of the flat.



*Partition wall and framed openings*



*Existing flooring – Tiled kitchen and carpet to living area*

## Materials

It has been proposed to replace the carpet in the living and dining areas with timber flooring. The tiled floor in the kitchen will be replaced with timber flooring also. All with a suitable acoustic underlay.

The blank doors will remain as existing. As will the plain skirting.

## Conclusion

The alterations associated with the remodelling of the property are minor in scale and nature and there would be limited impact on the building's fabric or character.