

## DESIGN, ACCESS & HERITAGE STATEMENT

In support of planning application to the City of Westminster for alterations to the rear (north) elevation and enlargement of a basement lightwell at 73 Porchester Terrace London W2 3TT



## **1.00 Introduction and background**

- 1.01 This Statement accompanies a planning application submitted on behalf of Mr Younes Zamouri (The Applicant) in connection with land and buildings at 73 Porchester Terrace (The Application Site).
- 1.02 The application seeks full planning permission to introduce an additional kitchen window at ground floor level in the rear (north) elevation, and to enlarge a lightwell in the front garden, serving the basement . Associated internal alterations are also proposed, which are not material planning considerations.
- 1.03 Specifically, the application seeks to:
- Remove and close up a small window at ground floor level in the rear elevation, closing it up in brickwork to match the surrounding wall.
  - To introduce a new window mirroring the one on the other side of the single external door in the kitchen.
  - To enlarge an existing lightwell in the front garden, serving the basement, without increasing its present depth.

## **2.00 Site location and heritage**

- 2.01 Porchester Terrace lies within the Bayswater Conservation Area.
- 2.02 Number 73 is one of a group of mid C20 neo Georgian terraced houses arranged around a courtyard car parking area.
- 2.03 The houses are of no architectural merit but sit within an established pattern of houses which form a homogenous group, including C19 terraces of merit.
- 2.03 Number 73 is unaltered above ground as a consequence of a basement application dating from 2014. At some point in time additional second floor accommodation was constructed to the rear of the property, but the work is unrecorded. The application to construct a basement resulted in the introduction of two lightwells to the garden in front of the house. The garden is enclosed by timber fencing atop a low brick wall, and the lightwells are not visible from the street. Windows and external doors have been replaced with white pvcu at some time in the recent past.
- 2.04 The layout is consistent with that of the terrace as a whole, which forms a symmetrical enclosure to the parking forecourt.

## **3.00 Planning history**

- 3.01 Application number 14/01749/FULL for "Excavation of new basement floor below the footprint of the existing house and two lightwells to the front of the house." was granted permission on 11 June 2014. 95/08623/FULL was a retrospective application to retain fencing around the front garden (permitted).

- 3.01 Permission was granted for various applications for numbers 55 to 75 which make up the terrace of houses. Addition of ground floor rear extension, ground and first floor front elevation bay windows and rear dormer window (98/06516/FULL) and a front dormer (99/03721/FULL) to neighbouring house number 75, rear extensions at numbers 67 (13/12690/FULL) and 69 (16/09403/FULL), roof window patio doors to the rear of 63 (06/02442), three storey rear and two storey side bay extensions to 57 (04/06042/CAC). An application (93/07661/FULL) for a rear extension to number 71 was refused permission.

#### **4.00 The proposed development**

- 4.01 The Applicant seeks full permission to carry out the alterations described in the application drawings accompanying this statement..
- 4.02 The proposals relate to both the front and rear of the house.
- 4.03 The proposals involve closing up a small window in the kitchen at the rear of the house, and the introduction of a window to mirror the existing window on the other side of the single external back door. The rear elevation is visible only from the garage area behind the houses, accessed from Leinster Place; it is not visible from the street. The enlarged lightwell in the front garden would similarly not be visible from the street.

#### **5.00 Policy background**

- 5.01 In preparing the proposals, reference has been made to the National Planning Policy Framework, February 2019, in particular to sections 12 - Achieving well-designed places, and 16 - Conserving and enhancing the historic environment. The application seeks to provide a level of detail to demonstrate an understanding the site which is proportionate to its importance as a heritage asset to the Conservation Area, and to demonstrate an awareness of the impact the proposals will have on the asset and its wider surroundings. The proposals will sustain and enhance the significance of the asset, and will maintain its viable use in a manner consistent with its conservation.
- 5.02 City Plan 2019-2040  
The proposals align with policy 12 Housing Quality section A "All ... residential extensions will provide a well designed, energy efficient and high-quality living environment, both internally and externally." And Section D in that amenity space will not be compromised by the proposals.

#### **6.00 Assessment**

- 6.01 This section of the statement assesses the development proposal in terms of the following:
- i. The principle of development.
  - ii. Layout
  - iii. Scale
  - iv. Appearance
  - v. Landscape
  - vi. Access

6.02 i. The principle of development.

The proposed development is within an established residential area of Bayswater, well related to shops, employment opportunities, services and amenities. It therefore represents a suitable and sustainable location for the form of development being proposed.

The proposals constitute a continuation of the present residential use of the site and as such are acceptable within an established residential neighbourhood. There is no change in the number of dwellings therefore it does not represent a material intensification in the use of the site.

In the light of the above it can be concluded that the principle of development is acceptable, subject to the design, layout, and other detailed development control considerations.

6.03 ii. Layout.

As can be seen from the location and block plan, the disposition of the group of houses along Porchester Terrace were developed in the late nineteenth century as a consistent group, sharing common features and detailing, with later interventions having taken place in the twentieth century, including the application site.

The layout described in the application drawings are summarised at item 04.03 above.

6.04 iii. Scale

The existing house sits amongst similar houses built at the same time. Their scales are consistent and the scale of the proposed designs are consistent with those implemented to the immediately neighbouring houses. The ridge height of the existing house is not affected by the development, and the alterations proposed are in keeping with the original house.

The Applicant has sought to ensure that the proposals are consistent with the grain of existing built development in the surrounding area. It can be demonstrated that the proposals would not represent an overdevelopment of the application site nor would they be inconsistent with the scale of established built development in the area.

6.05 iv. External appearance

There is a sense of variety in the buildings along Porchester Terrace, which date from both the nineteenth and twentieth centuries and include a mixture of housing typologies. Traditional constructional forms have been adopted in the proposals, and the Applicant has taken care in putting forward proposals which will complement and enhance the existing building without impacting on the street scene.

6.06 v. Landscape

The proposals involve an enlargement of a lightwell, which will be enclosed with structural glass similar to the existing lightwell adjacent to it.

## 6.07 vi Access

The application lies within a sustainable and accessible urban location where shops, jobs, schools and other facilities and amenities are accessible on foot, by bike and by public transport. The scheme does not impact on parking spaces.

## 7.00 Summary and conclusions

7.01 It is considered that the new application can be supported, since:

- The site is in an accessible and sustainable urban location.
- Whilst the building lies within in a Conservation Area, it is considered that the proposals serve to preserve and enhance both the building and the area.
- It can be demonstrated that the siting and layout of the development would respect the wider street scene and would not have an unacceptable impact on neighbouring properties.
- The proposal would not represent an overdevelopment of the application site and nor would it be inconsistent with the scale of established built development in the area.
- The proposal demonstrates a sensitive awareness of the architectural precedents that surround it.
- The proposals are accessible both in terms of the location of the site and in terms of the proposed layout and internal arrangements.