

DESIGN & ACCESS STATEMENT

for project at

Flat 2, 218 Sussex Gardens London W2 3UD

prepared for

The London Borough Westminster

Full Planning Application & Listed Building Consent Application

by

Groves Natcheva Architects

August 2021

Below
Satellite Aerial View
sourced from Google Earth



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Below:
Satellite image indicating location of site
Image sourced from Google Earth



This Design and Access Statement is prepared for Chris Clark (the applicant) and relates to the proposed works at the 1st floor level Flat 2, 218 Sussex Gardens London W2 3UD.

The existing building, 218 Sussex Gardens, is located on the east side of Sussex Gardens with a direct view onto Sussex Gardens Open Space. The existing building comprises a four-storey (plus basement) building, which currently accommodates residential apartments to all floor levels accessed via a communal staircase.

The applicant and design team are mindful that the application site is a listed building and is located in the Bayswater Conservation Area.

This pre-existing sensitive context has informed the design process.

The application seeks full planning permission and listed building consent for the following works to the building:

- Open up existing kitchen area to return floor plan to original footprint;
- Re-instate original middle sash window to front elevation to match existing, including box shutters.
- Strip out existing bathroom and shower room and install new;
- Remove existing non-original non load-bearing stud walls & high level glass panels and reinstate with new in existing locations;
- Upgrade existing outdated plumbing and electrics with new.
- Remove existing laminated and carpet floor finish throughout and replace with new hardwood flooring on top of existing floor boards.
- Re-use existing period doors, strip off paintwork back to wood and redecorate;
- Refurbish existing period front door off communal staircase and existing architrave surround and redecorate;
- Redecorate entire flat.

Below:
Bayswater Conservation Area

EXISTING SITE AND CONTEXT

The property is a Grade II Listed Building within the Bayswater Conservation Area. Date first listed was February 5th 1970.

Historical Background:

The initial designation covered the original nineteenth century development which has defined the essential and overriding character of the Conservation Area.

The development of Bayswater commenced in 1827 and soon became a fashionable residential area. As the century progressed the development of the area extended westward under the lines mapped by the surveyor to the Bishop of London.

The development was carried out in a grand manner producing an inter-related pattern of wide streets, crescents and squares planned on either side of the two main boulevards, Westbourne Terrace and Sussex Gardens.

Key Features:

There are a number of large areas of nineteenth century architecture providing examples of stuccoed terraces of housing with a variety of later, predominately residential developments, in between.

The area around the two grand boulevards of Westbourne Terrace and Sussex Gardens includes Gloucester Terrace and comprises thoroughfares of fine classical terraces on a grand scale.

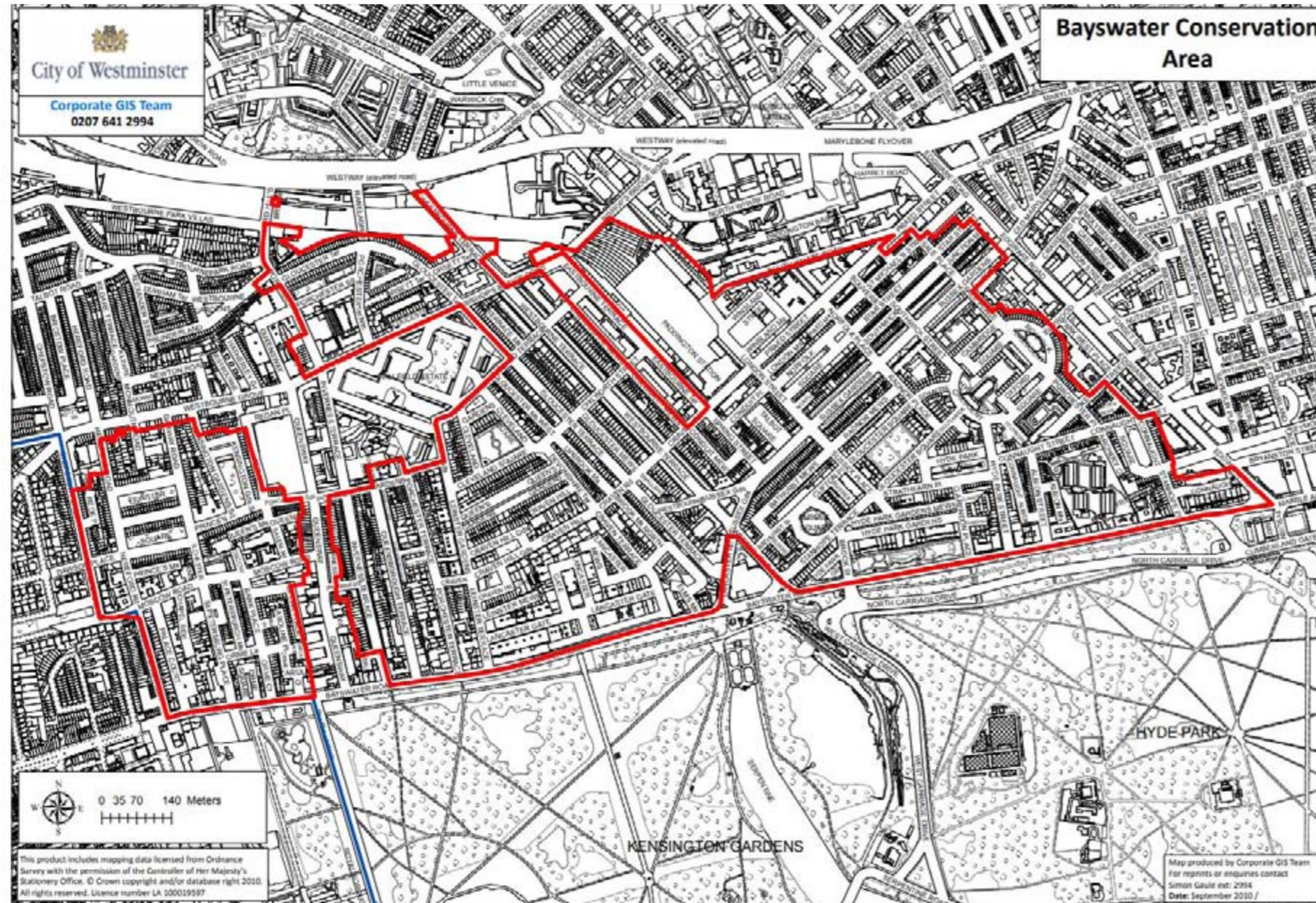
The composition of streets and Squares from this time is of particular value bringing unity to the buildings of this period. A variety of development from later periods follows the original street pattern, most notably Norfolk and Hyde Park Crescents.

The area includes streets and mews such as Star Street and Bathurst Mews of smaller scale whilst the monumental Lancaster Gate development frames the spire of the former Christ Church and forms a splendid 'entrance' to the complex of buildings further north.

The character of the area remains predominantly residential, with many of the larger houses converted into flats, and numerous mansion blocks. There are also local shops, including along the southern side of Praed Street, and a series of open spaces with fine trees and formal squares, all forming essential elements in the townscape composition and character of the area.

The built edge of Bayswater Road on the southern boundary forms the backdrop to Hyde Park and Kensington Gardens.

Bayswater was first designated as a conservation area in 1967.



Below
Existing Street View of
Front Elevation.
Image sourced from Google Maps



DESIGN & ACCESS STATEMENT

It is proposed to refurbish and internally reconfigure the existing flat to provide high quality accommodation. The new works have been specifically designed to respect the significance of the heritage assets and the impact onto the Bayswater Conservation Area.

Existing First Floor Level

The proposed works to the existing first floor level is to reconfigure the existing kitchen and refurbish the existing living/dining room, 2 no. bedrooms, entrance hallway and 2 no. bathrooms. All of which are now tired and in need of replacement.

The client is taking this opportunity to reconfigure the existing living and dining room space and re-integrate the existing kitchen area back into what was the original front reception room. This front reception room was originally much larger and made smaller with the installation of a new lift and lobby area in the rear corner accessing all floors. The line of the original load bearing wall can be clearly seen demarcating the original space.

Front Elevation

In addition to the above first floor layout, the client is also taking the opportunity to re-instate the original sash window opening to the front elevation with new to match the existing 2 no. either side. Please refer to Drawing 1165/P/10/001.

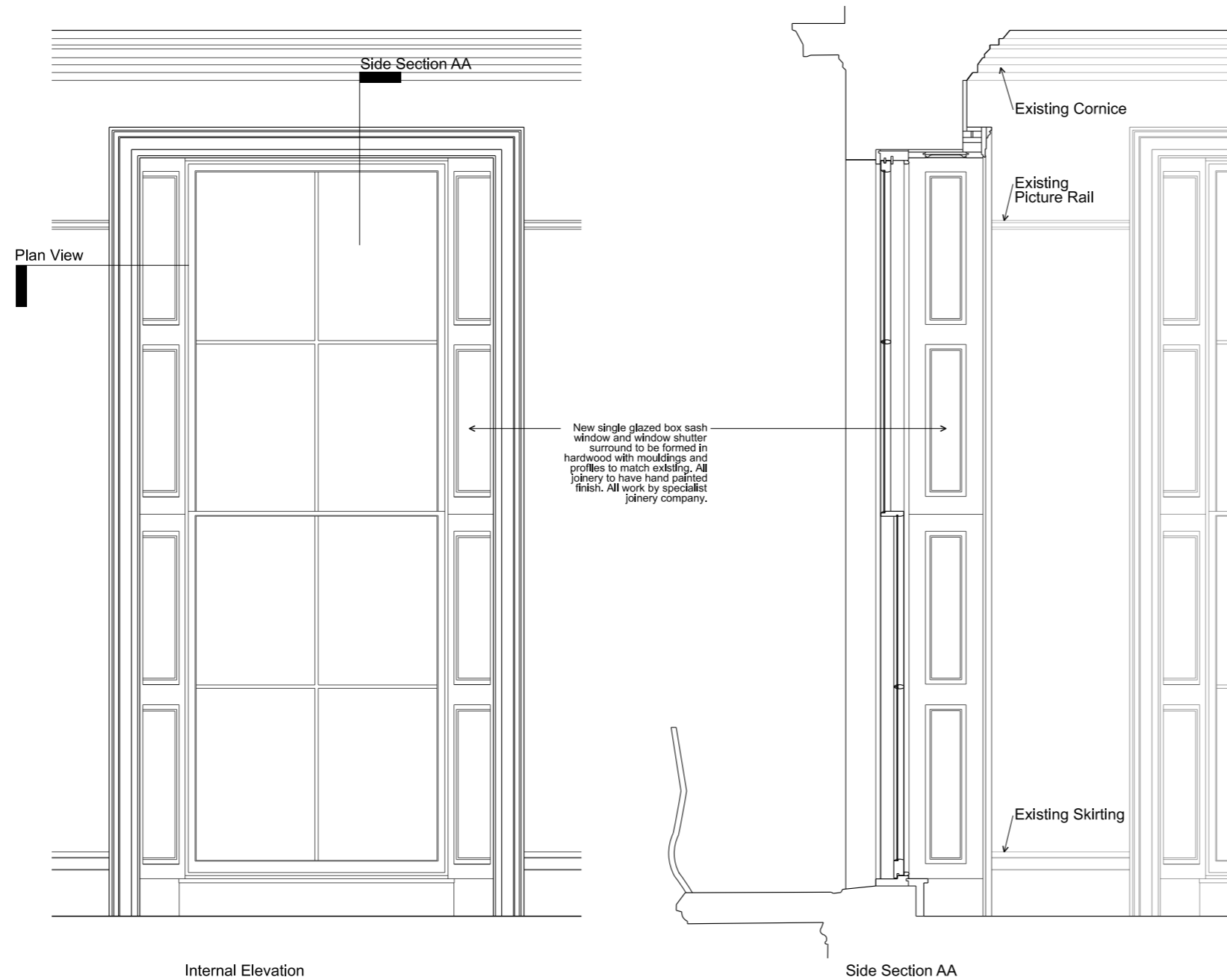
CONCLUSION

It is believed the above described sensitively considered enhancements will result in a residential unit that is of high quality, policy-compliant architectural interventions which will both respect the character of the surrounding Conservation Area area and the fabric of this important listed building.

ACCESS

Access to and from the existing building is unchanged.

Below
Proposed Internal Elevation, Section
and Plan View of New Window to Front
Elevation. Refer to Drawing 1165/P/10/001



DETAILED CONSIDERATIONS

Construction Management Plan (CMP)

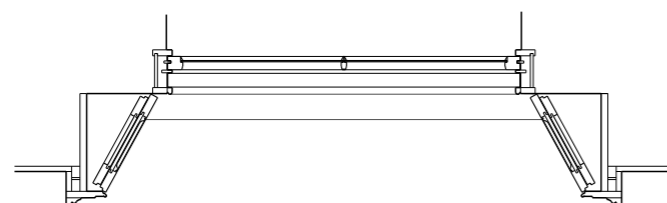
The following conditions are proposed to be stipulated to the contractor undertaking the works and forms an appropriate Construction Management Plan in respect to the scale of the proposed works:

- The contractor is to follow Westminster Council’s Good Construction Good Practice guidance.
- Site access is only possible from Sussex Gardens. The contractor is to be mindful of frequent movements across the pavement at times of removing materials and making large deliveries.
- Temporary pavement closures to be made accordingly and work phased to maximize the efficiency and reduce the overall time these operations take.
- The contractor is to apply to Westminster Council for all required temporary closures and skip licences. Skips to be secured outside working hours.
- Contractor parking to be away from Sussex Gardens.
- Working hours to be in line with local guidance.

SITE WASTE MANAGEMENT PLAN

The following conditions are proposed to be stipulated to the contractor undertaking the works. This forms an appropriate Site Waste Management Plan in respect to the scale of the proposed works.

- The contractor to carry out stripping out works being mindful that goods, fixtures and fittings should be recycled. Where not commercially viable, recycling to be undertaken via the skip provider or following Westminster Council’s recycling policy.



Right

Historic photograph of building circa 1945.

What can be clearly seen is the middle windows to the front elevation upto the 4th floor level are all blanked out.

Today all the windows except the one at first floor level have been re-instated as sash windows.

**HERITAGE STATEMENT**

This Heritage Statement has been prepared on behalf of the applicant Mr. Chris Clark and is submitted in support of an application for Listed Building Consent for internal and external alteration to the First Floor Flat 2, 218 Sussex Gardens London W2 3UD. The works are described as: "Refurbishment of residential Flat 2 to First Floor Level of existing Grade II Listed Building".

The property is a Grade II Listed Building within the Bayswater Conservation Area. Date first listed was February 5th 1970 with the list description providing the following:

"TQ2680NE CITY OF WESTMINSTER SUSSEX GARDENS, W2 65/6 (south-east side) 5.2.70 Nos 215 to 235 (odd) GV. II. Terrace of houses. Early-mid C19. Brick stucco dressings and channelling to ground floor. 4 storeys and basement. Each house 2 windows wide. Projecting Tuscan porches. Tripartite sashes to ground floor. First floor iron balcony. Square headed windows, architraved above ground floor. Casements and sashes. Dentil cornice. Cast iron area railings. Sussex Gardens, known originally as Grand Junction Road formed an important feature of the original layout of Bayswater. The London Encyclopedia, C Hibbert and B Weinreb (eds), 1983"

The existing building, 218 Sussex Gardens, is located on the east side of Sussex Gardens with a direct view onto Sussex Gardens Open Space. The existing building comprises a four-storey (plus basement) building, which currently accommodates residential apartments to all floor levels accessed via a communal staircase.

PLANNING HISTORY

There has been no recent planning history associated with the application site. From a review of the council's planning archive search there have been a number of historic planning applications for the building and other flats within the building.

In terms of use, the building was originally designed for residential purposes, this is evidenced by the internal plan layout. It is unclear as to when the building was sub-divided into flats and inspection of the basement, ground, 2nd, 3rd and 4th floors were not possible to determine their use, or condition.

During the Second World War (WWII) the building was occupied from 1943 by the Ukrainian Canadian Servicemen's Association (UCSA) who founded the Central Ukrainian Relief Bureau (CURB) whose headquarters and the UCSA Services Club were housed within the building and it is arguably to have been during this war period that the building was adapted for this re-use.

The following alterations are evident within the application site:

- Front Room reduced in dimension to accommodate new lift installation;
- New internal partitions added to subdivide the spaces to create a single flat with an internal corridor;
- Several windows along the side elevation have been reduced in dimension to allow incorporation of new kitchen and bathroom.
- The above alteration appears to have removed the original fireplace which was clearly located along this wall within the front room by evidence of

Below

Plan View showing Proposed Internal scope of alterations. Refer to Drawing 1165/P/100/006

- the chimney pots at high level.
- Insertion of WC and shower room to half landing within communal staircase with 2 no. windows to allow borrowed natural light;
- New dropped ceilings to allow for new services

Proposed works and impact assessment

The proposed works to the flat includes both internal and one external alteration. This includes either removing or replacing features which are not part of the historic fabric of the listed building, such as non-original partitions and dropped ceilings.

The external work to the front elevation is to reinstate the middle box sash window and internal lining and shutters.

The works are all considered to be neutral or low beneficial impact and will overall not cause harm to the special architectural and historic interest of the building:

All works to remove / replace new internal non-loadbearing partitions. Existing of no architectural or historic interest. Design and materials proposed appropriate. No impact upon architectural or historic significance

Works to re-instate box sash window to front elevation including linings and box shutters. Proposed form scale and composition of openings appropriate to the overall character of the elevation. No impact upon architectural or historic significance. Intervention appropriately designed and detailed to match existing.

As set out above, the proposed works are all of neutral or low positive impact upon heritage significance and we believe the overall impact of the proposed works will have a beneficial impact upon the heritage significance of the listed building.

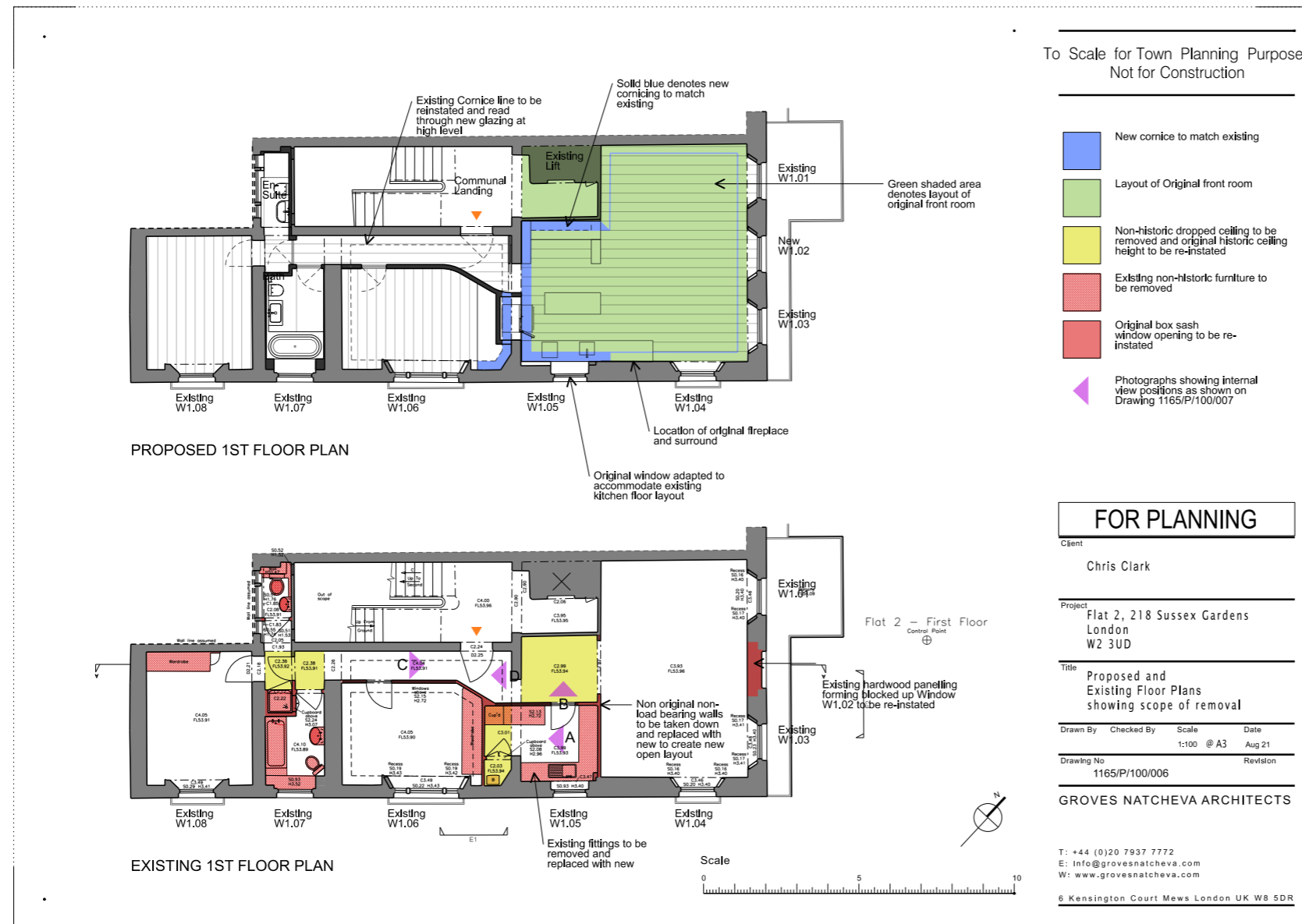
The external work is limited and will have a positive contribution to the setting of nearby / adjacent listed buildings and to the character and appearance of the Conservation Area.

Conclusion

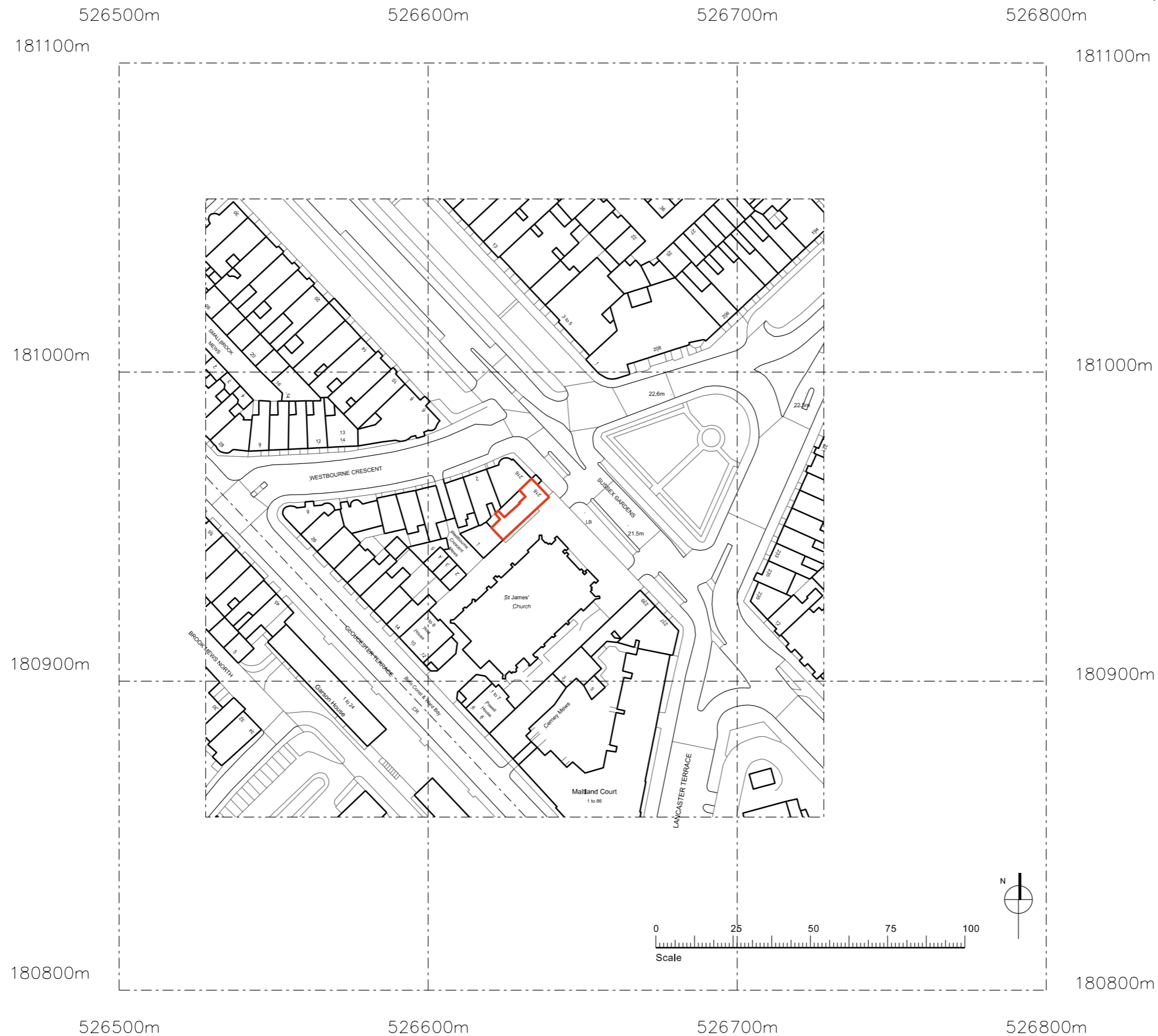
This Heritage Statement has set out in detail the works for which consent is requested, and an assessment of how these works impact upon the identified significance of the heritage assets.

The works have been appraised against the identified significance of the heritage assets at the site and in the locality and have been found to cause no harm to significance.

The proposals are considered to preserve and in some areas enhance the significance of the listed building engaged, and not cause harm to other designated heritage assets, and are therefore compliant with the statutory provisions, the NPPF, and the relevant policies of the Westminster Local Plan.



To Scale for Town Planning Purposes
Not for Construction



FOR PLANNING

Client
Chris Clark

Project
Flat 2, 218 Sussex Gardens
London
W2 3UD

Title
Site
Location
Plan

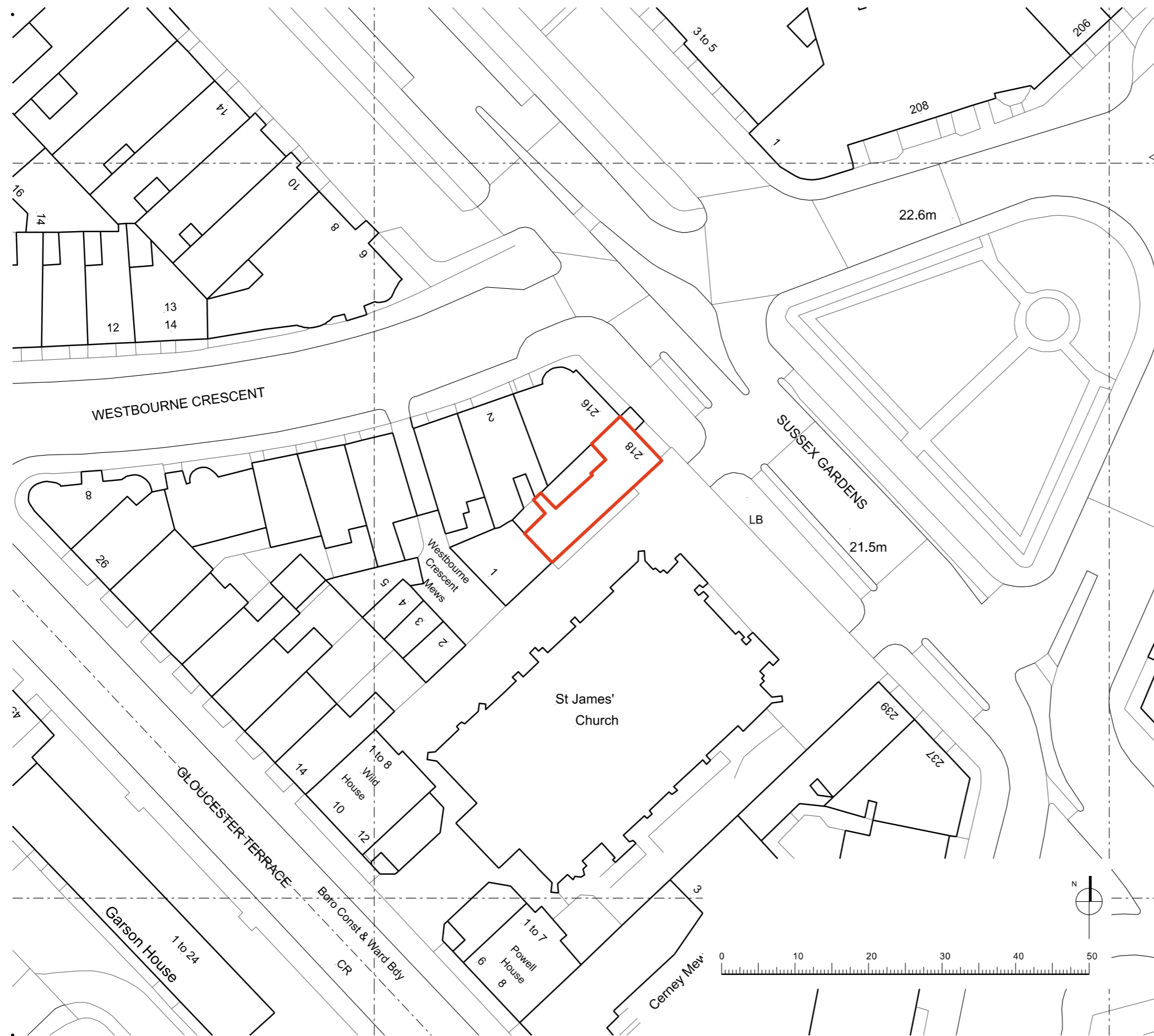
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Drawing No	Revision
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FOR PLANNING

Client

Chris Clark

Project

Flat 2, 218 Sussex Gardens
London
W2 3UD

Title

Block Plan

Drawn By	Checked By	Scale	Date
		1:500 @ A3	Aug 21

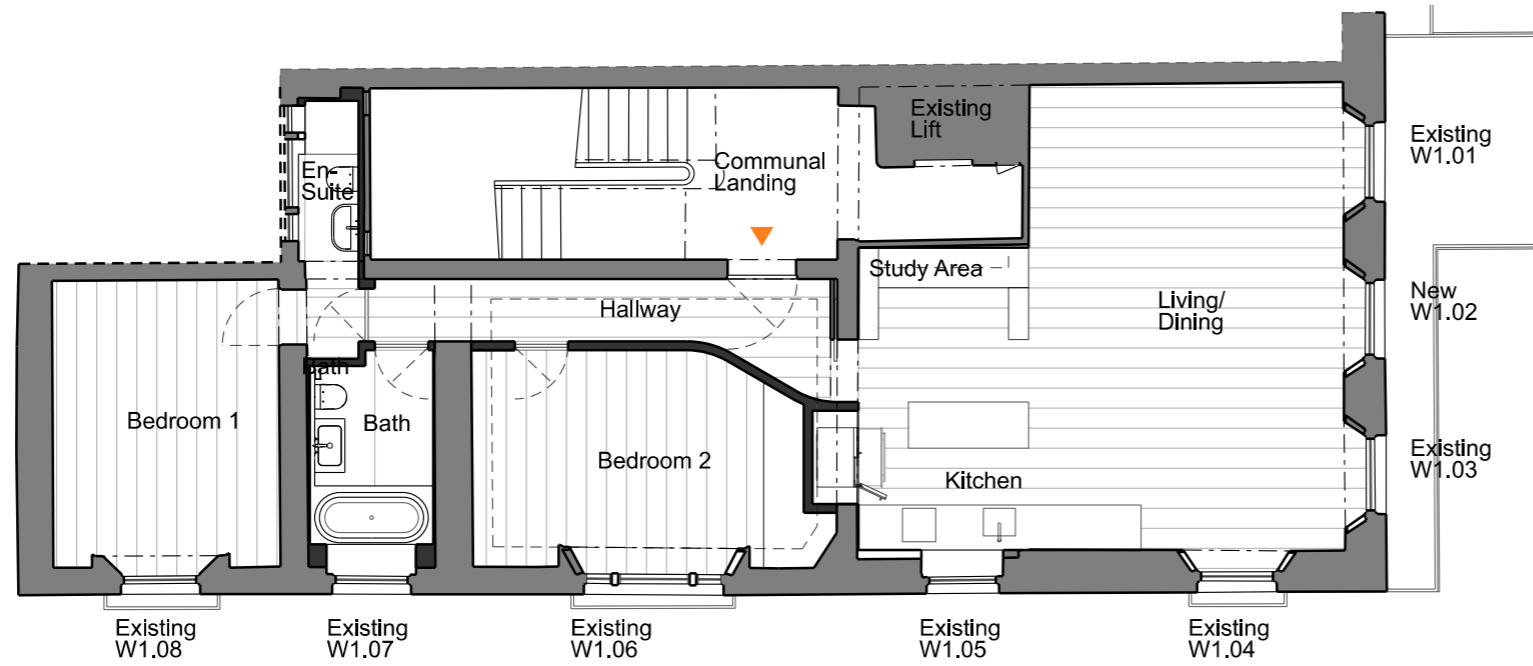
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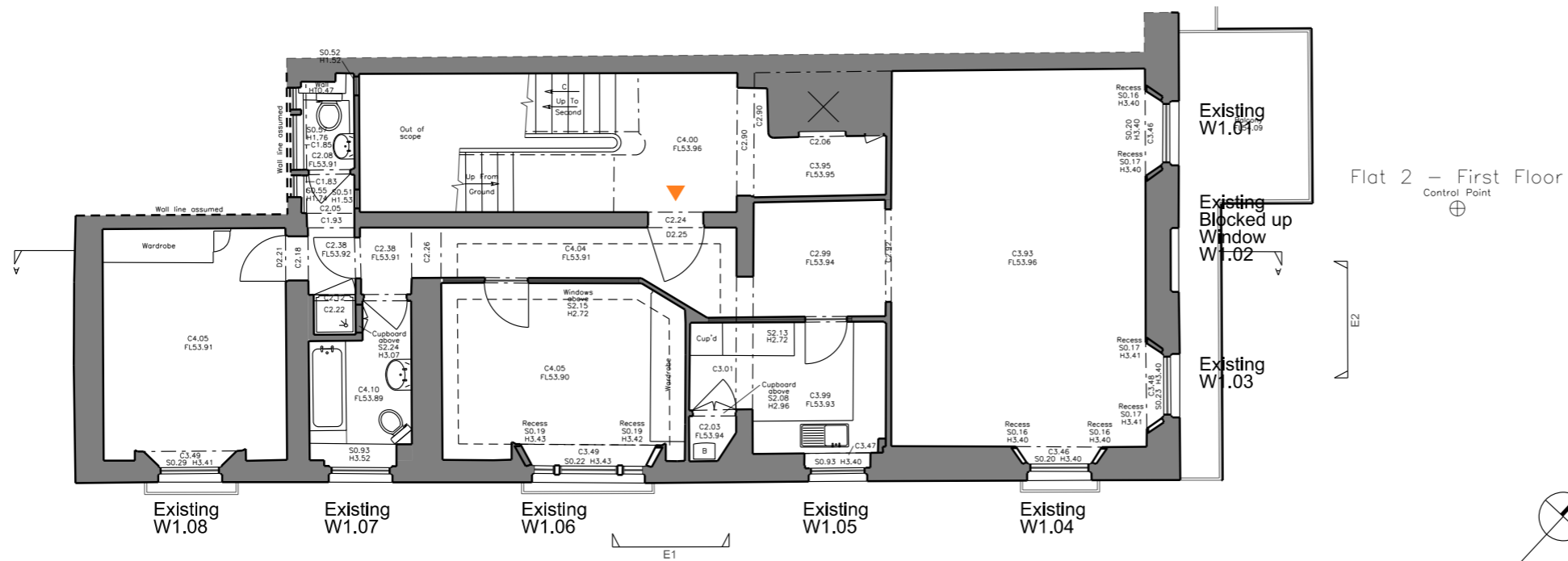
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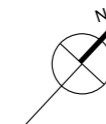
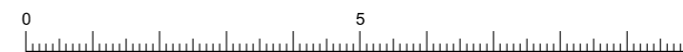


PROPOSED 1ST FLOOR PLAN



EXISTING 1ST FLOOR PLAN

Scale



FOR PLANNING

Client

Chris Clark

Project

Flat 2, 218 Sussex Gardens
London
W2 3UD

Title

Proposed and
Existing
1st Floor Plans

Drawn By

Checked By

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Date

1:100 @ A3

Aug 21

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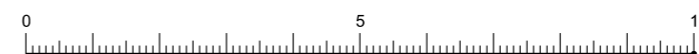
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PROPOSED FRONT ELEVATION

Scale



FOR PLANNING

Client

Chris Clark

Project

Flat 2, 218 Sussex Gardens
London
W2 3UD

Title

Proposed
Front
Elevation

Drawn By	Checked By	Scale	Date
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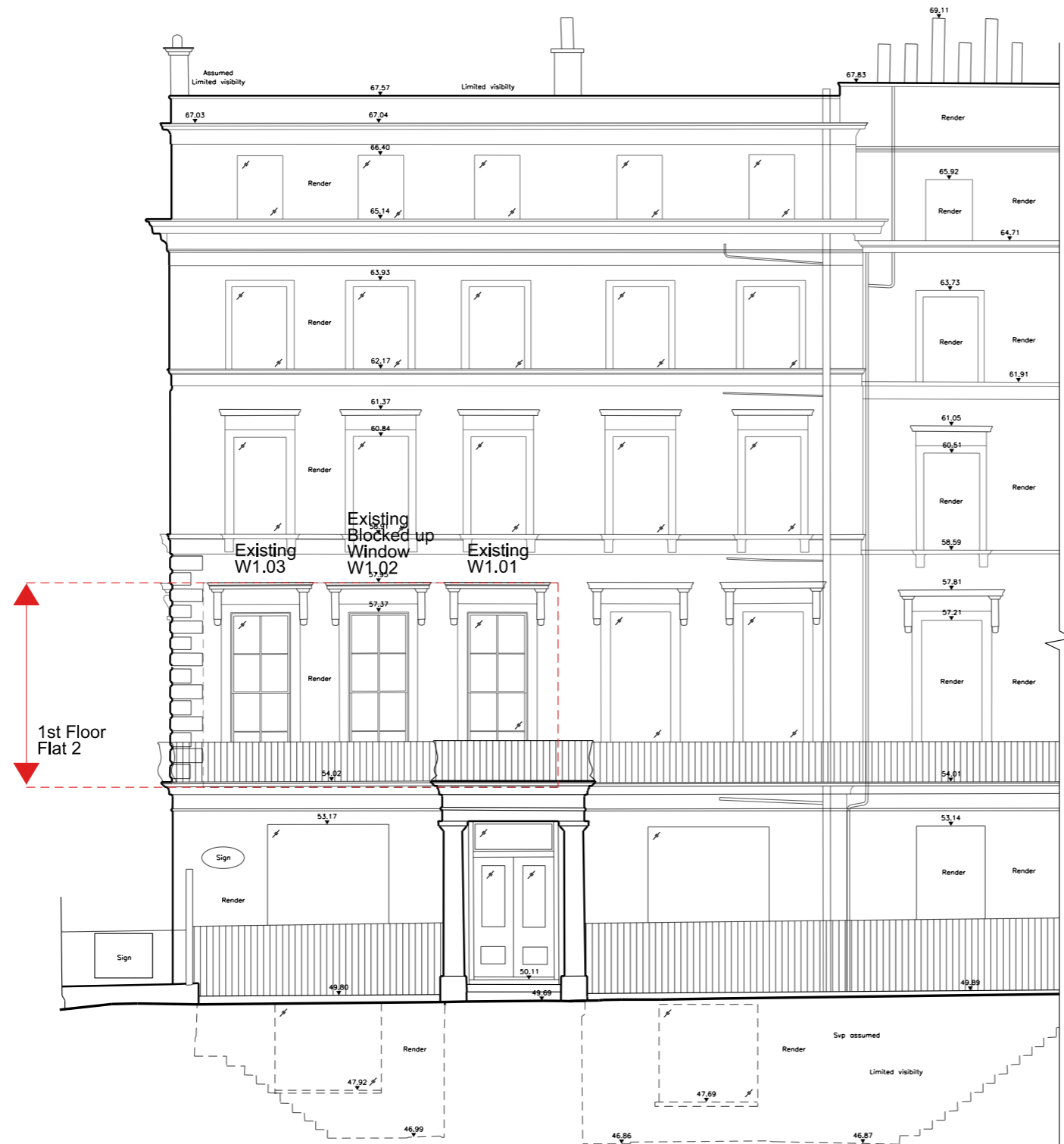
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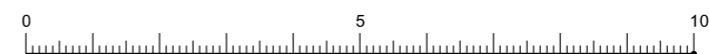
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EXISTING FRONT ELEVATION

Scale



PRELIMINARY

Client

Chris Clark

Project

Flat 2, 218 Sussex Gardens
London
W2 3UD

Title

Existing
Front
Elevation

Drawn By

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Scale

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1165/P/100/003

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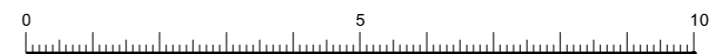
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Not for Construction



PROPOSED SIDE ELEVATION

Scale



FOR PLANNING

Client

Chris Clark

Project

Flat 2, 218 Sussex Gardens
London
W2 3UD

Title

Proposed
Side
Elevation

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		1:100 @ A3	Aug 21

Drawing No	Revision
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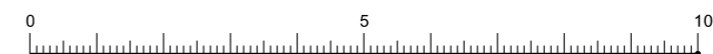
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EXISTING SIDE ELEVATION

Scale



FOR PLANNING

Client

Chris Clark

Project

Flat 2, 218 Sussex Gardens
London
W2 3UD

Title

Existing
Side
Elevation

Drawn By

Checked By

Scale

Date

1:100 @ A3

Aug 21

Drawing No

1165/P/100/005

Revision

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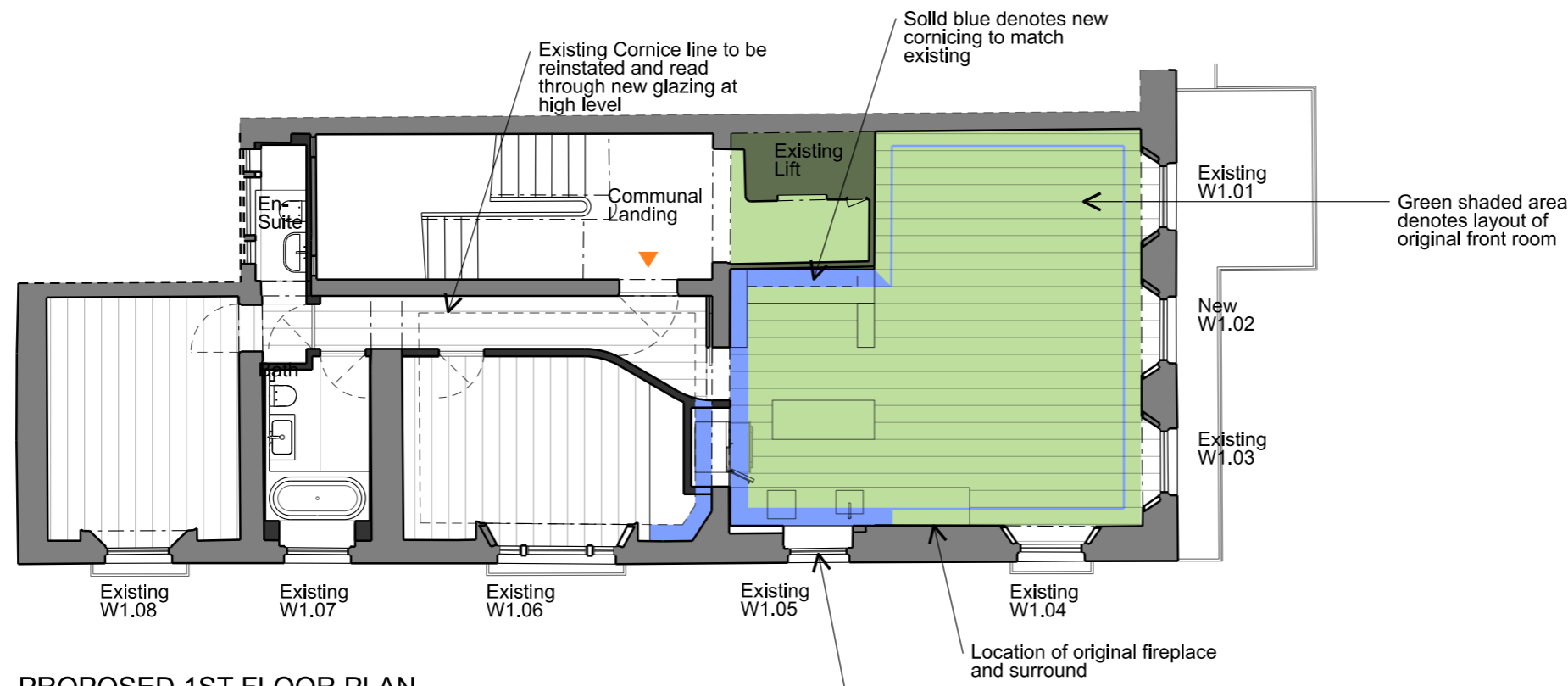
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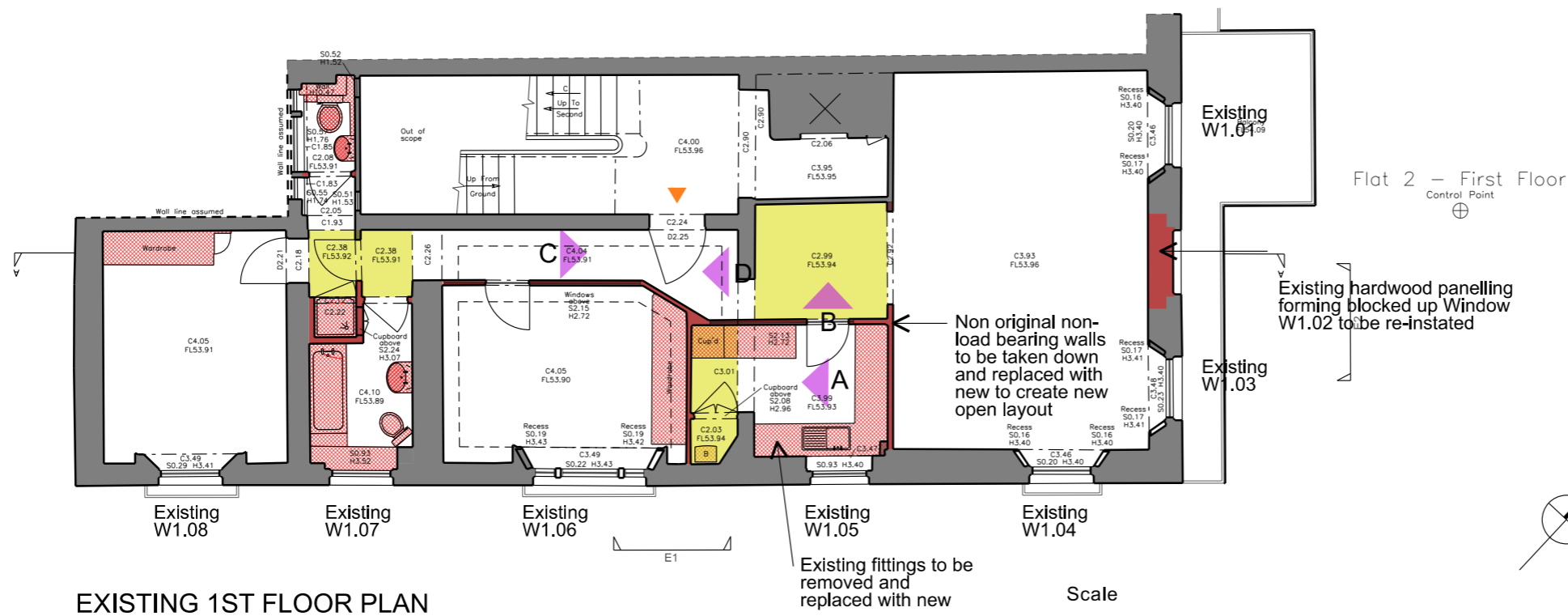
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Not for Construction



PROPOSED 1ST FLOOR PLAN

- New cornice to match existing
- Layout of Original front room
- Non-historic dropped ceiling to be removed and original historic ceiling height to be re-instated
- Existing non-historic furniture to be removed
- Original box sash window opening to be re-instated
- Photographs showing internal view positions as shown on Drawing 1165/P/100/007



EXISTING 1ST FLOOR PLAN

Scale



FOR PLANNING

Client	Chris Clark		
Project	Flat 2, 218 Sussex Gardens London W2 3UD		
Title	Proposed and Existing Floor Plans showing scope of removal		
Drawn By	Checked By	Scale	Date
		1:100 @ A3	Aug 21
Drawing No	Revision		
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View A - Lobby area adjacent to living room and kitchen.
New dropped ceiling to be removed & ceiling level to be taken back to original and original room depth to be re-instated



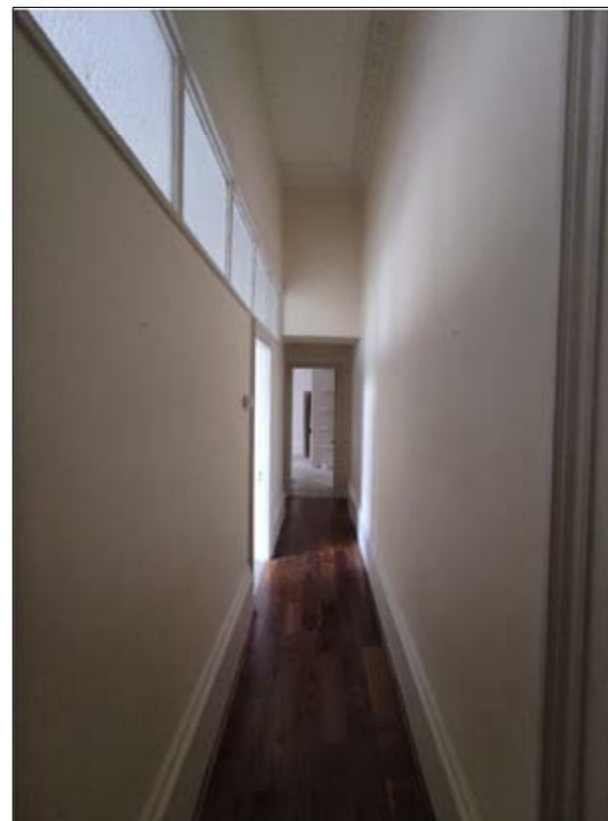
View B - Existing kitchen area.
New dropped ceiling to rear of kitchen to be removed and original height to be reinstated.
Kitchen ceiling is at original ceiling height.

To Scale for Town Planning Purposes
Not for Construction

PLEASE NOTE THIS DRAWING IS NOT TO SCALE



View C - View down entrance corridor.
New dropped ceiling beyond to be removed & ceiling level to be taken back to original and original room depth to be re-instated.
Existing non loadbearing wall with clerestory to be replaced with new. New glass clerestory to run from top of new door opening to underside of ceiling allowing original volume and cornicing to be revealed



View D - View down entrance corridor
New dropped ceiling beyond to be removed & ceiling level to be taken back to original and original room depth to be re-instated.
Existing non loadbearing wall with clerestory to be replaced with new. New glass clerestory to run from top of new door opening to underside of ceiling allowing original volume and cornicing to be revealed

FOR PLANNING

Client

Chris Clark

Project

Flat 2, 218 Sussex Gardens
London
W2 3UD

Title

Site Photographs showing existing condition and description of proposed works

Drawn By	Checked By	Scale	Date
		NTS @ A3	Aug 21

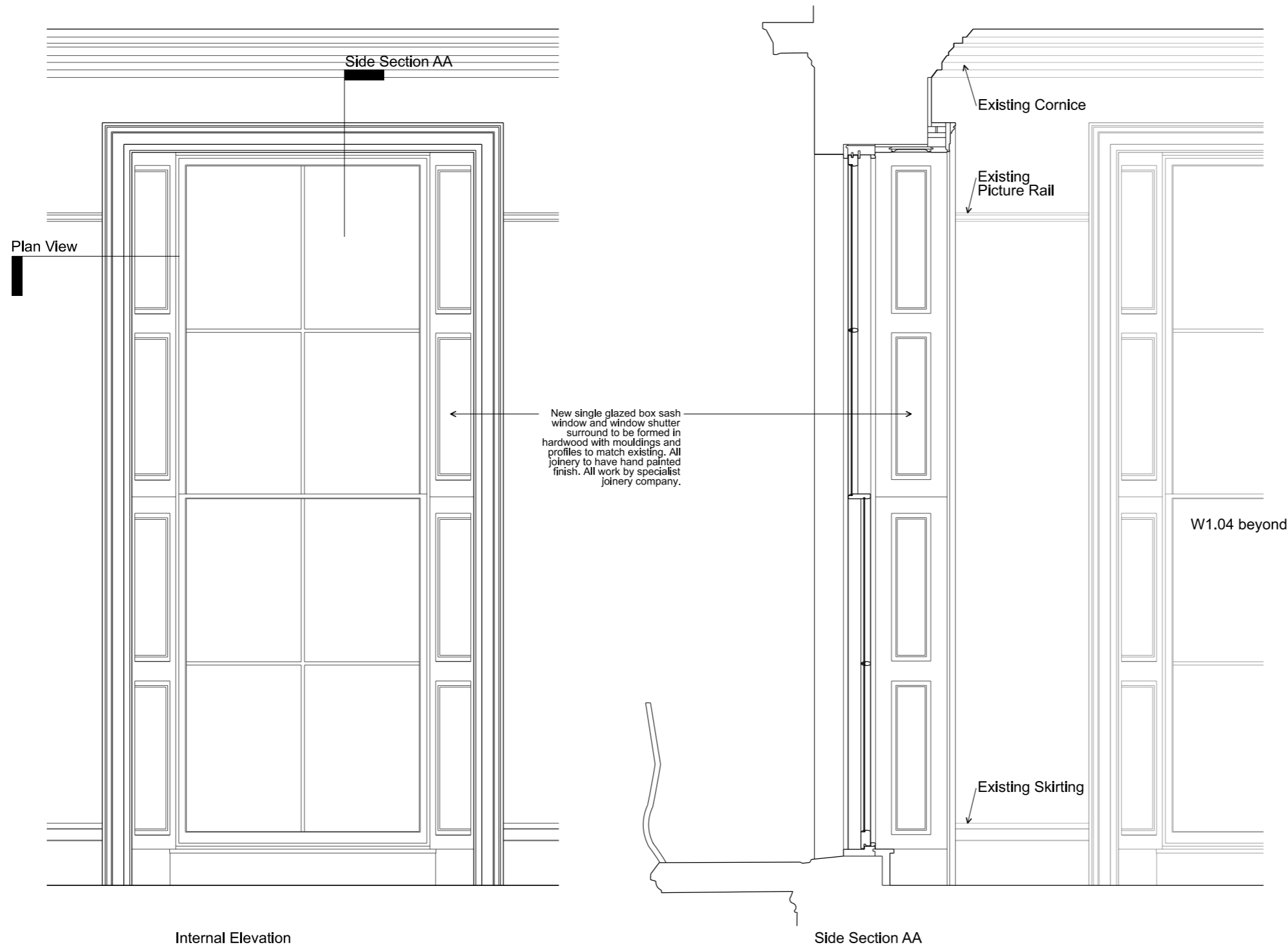
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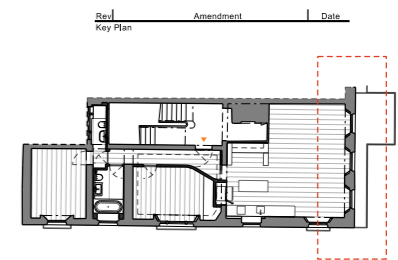
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Photograph of Existing Internal Elevation. Red block denotes location of new window.



FOR PLANNING

Chris Clark

Project: Flat 2 218 Sussex Gardens
London
W2 3UD

Title: Proposed New Window W1.02
In place of existing blocked
In blind window

Drawn By	Checked By	Scale	Date
		1:10 @ A1	Aug 21

Drawing No: 1165/P/10/001

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