

Planning, Heritage, Design & Access Statement

Flat 6, 36 Gloucester Gardens, London W2 6BP

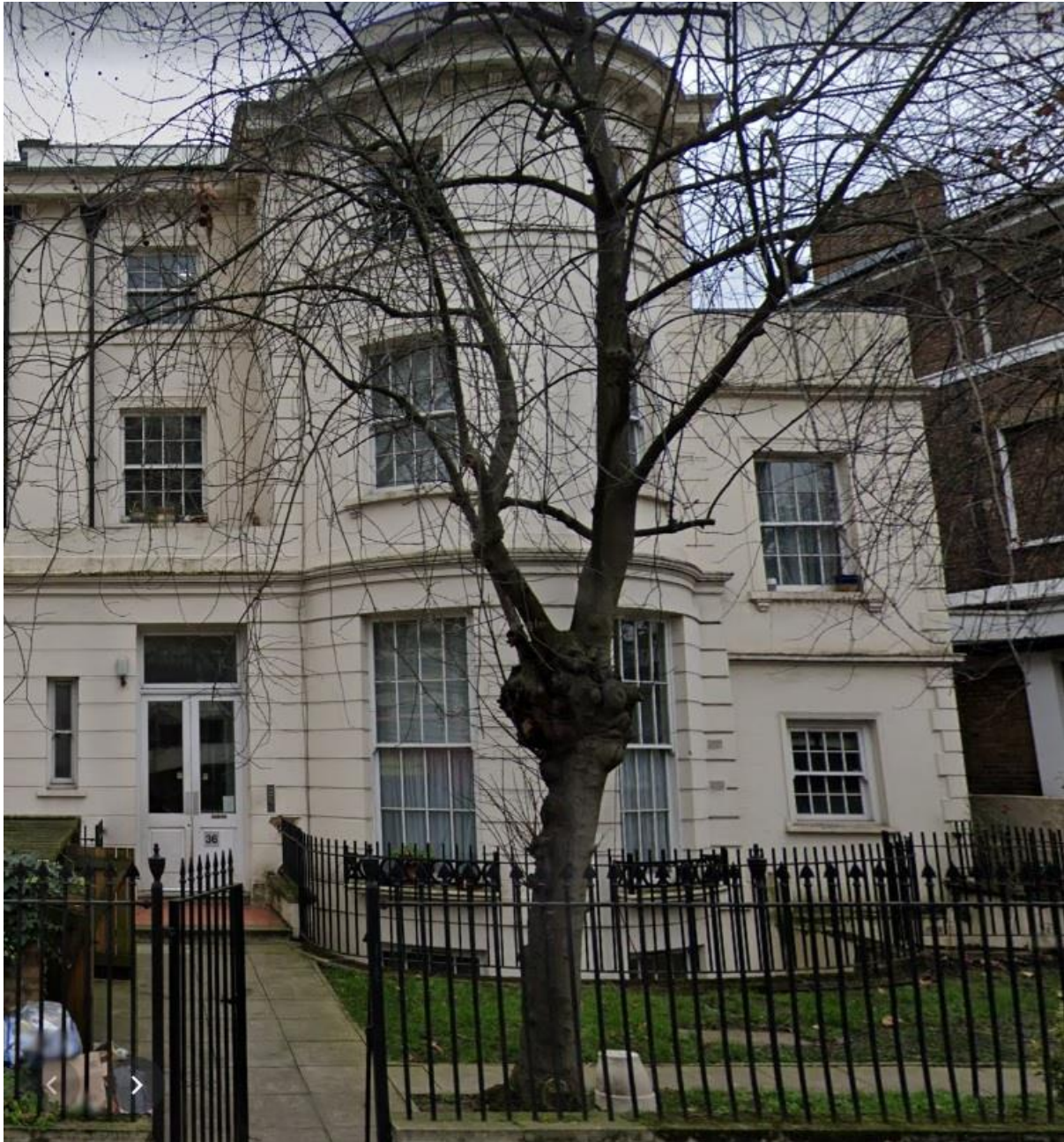


Fig. 1 Google Streetview Image showing no 36 (Flat 6 to Ground Floor level with Bay Window)

Background:

The application follows the recommendation of the Occupational Therapy Department on behalf of Westminster City Council for the provision of a new level access shower for the occupant of the flat, to replace the existing bath, to the ground floor flat, including associated works

Proposal:

The level access shower proposal involves stripping out the existing bath & adjacent wall tiling, including floor covering, an installation of a wet floor level access shower, with new wall tiling, shower curtain and carer screens, allowing for grabrails and shower seat, and associated works within the room (redecorating etc).

The Local Authority is requested to take account of the special circumstances of the Occupant for whom this application is being made relating to disability requirements. It is noted that the works constitute an upgrade of existing condition to make the property more liveable for the applicant, and the bathroom/shower room works as existing are non-original installations of no historic value, as the below photographs clearly show.

Heritage:

The building is a Grade II Listed Building, List Entry Number 1212806. Its significance is described below from the Historic England database entry:

TQ 2681 SW CITY OF WESTMINSTER GLOUCESTER GARDENS, W2 51/6 (north side) Nos 36 and 38 including Nos 36 and 38 Bishops Bridge Road GV II Pair of semi-detached houses. Early to mid C19. Stucco. Roof not visible. Each house 4 windows wide including 3-storey 3-bay centre, and 2-storey one-window wings. Centre pair of bays to each house forms full height segmental bow window, the ground floor between the bows set forward and containing entrances. Square-headed with panelled partly glazed doors. Channelling to ground floor. Square-headed windows, architraved above ground floor. Sashes to No 38, glazing bars, casements to. No 36. Console cornice and parapet above third floor.

The works are internal and therefore do not affect those features described in the Historic England Listing, which is concerned with external features only. The significance of the building will not be altered by the proposal to install a level access shower and therefore upgrade the hygiene facilities of the flat to meet the occupants needs. It is noted that the pair of buildings at no. 36 & 38, in the list entry are described as a pair of semi-detached houses, and as they have since been converted into flats this further emphasises that the proposal is not materially impacted the heritage value of the property or existing fabric.

Conclusion:

The proposal to install the level access showering facilities for the occupant is in accordance with inclusive and universal design, for the purposes of providing required hygienic facilities or safe access/use for the applicant, whilst the design itself will have no negative impact on the character of the building. This will ensure that the character of the building and the amenity of its occupants is not compromised.



Fig. 2 Image of existing bathroom with bath



Fig. 3 Showing existing flooring and WHB

On this basis, the Authority is respectfully requested to approve the application.

Sincerely,

John Quinn,

Architect, ARB reg no 0862051

On behalf of Westminster HIA.