**Heritage, Design and Access Statement for Proposed Alterations to the Interior Layout of Flat 3a Orsett Terrace, W2 6AJ**

**INTRODUCTION**

This heritage, design and access statement has been prepared in support of an application for permission to improve the interior layout of **Flat 3a Orsett Terrace, W2 6AJ**. The property is part of a Grade II listed terrace that lies towards the eastern end of Orsett Terrace in the London Borough of the City of Westminster.

**HERITAGE**

**Orsett Terrace**, originally known as **Orsett Place**, is a street in the [Westbourne](https://en.wikipedia.org/wiki/Westbourne,_London) district of the City of Westminster, in London. It runs roughly east–west between [Porchester Terrace](https://en.wikipedia.org/w/index.php?title=Porchester_Terrace&action=edit&redlink=1) in the west and the junction of [Westbourne Bridge](https://en.wikipedia.org/wiki/Westbourne_Bridge) and [Westbourne Terrace](https://en.wikipedia.org/wiki/Westbourne_Terrace) in the east. It is crossed midway by [Gloucester Terrace](https://en.wikipedia.org/w/index.php?title=Gloucester_Terrace&action=edit&redlink=1).

Photograph of Orsett Terrace Eastern end (odd numbers)



The listing entry name is **3-33 Orsett Terrace, W2** and was listed on the 5th February 1970. Source ID is 1225676 and the English Heritage Legacy ID is 422151

External Features

The description of the listing (Grade II GV for Nos 3 to 33) sets the dwelling in the context of Orsett Terrace and notes the features of interest as *‘Mid C19. Brick. Stucco dressings. Roof not visible. 4 storeys and basement. Each house 2 windows wide. Balanced composition. Centre 4 houses and end pairs set forward slightly with rusticated quoins. Channelled to ground floor. Slightly projecting Doric porches. Panelled doors. Continuous first floor bombs balcony, jutting forward slightly over porches. Square-headed windows, architraved above ground* *floor; corniced to first floor. Sashes, plate glass. Cornice above third floor. Cast iron area railings’*

**ASSESSMENT OF HERITAGE SIGNIFICANCE**

Whilst 3 Orsett Terrace is a heritage asset, the extent of the fabric that contributes to its heritage significance is essentially limited to the features that contribute to the frontage on to Orsett Terrace. There are no internal features or fabric that are worthy of preservation, which is shown in the photographs of the current interior in the Design & Access Statement

Careful consideration has been given to any impact on the Conservation Area and we are of the opinion that there is no measurable impact. No changes are proposed to the front elevation of the property, therefore no changes will be visible from the street. There is no measurable impact upon the street scene nor is there any measurable impact to the built environment.

**Purpose of Proposal**

The proposal is to:

* Reconfigure internal wall to improve the interior layout of the property. This will involve the creation of an open plan kitchen / lounge and relocation of the bathroom and would not affect the character of the listed building as a building of special architectural or historic interest

The proposed works involves upgrading and renovating the flat to current standards such as improving the lay-out, painting, installing LED down lights where appropriate and changing the bathroom sanitary wares and kitchen. The property has been much altered since its original construction and unfortunately the interior has no historic fabric to maintain.

No works are proposed to the Orsett Terrace street exterior facade and will therefore not affect the character of the listed building.

**Impact on Street Scene**

No impact on street scene, the historic exterior of the building will be untouched and unimpacted.

**Existing layout of property**

Please see drawings of the existing property layout attached to the application

**Proposed layout of property**

Please see drawings of the proposed property layout attached to the application

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| Design and Access Statements  Information Sheet for Listed Buildings – Minor Works | |

A Design and Access Statement should explain why your proposal is designed in a particular way and the things you considered before making your application for planning permission and/or listed building consent. Please note that we are unable to deal with your application until a completed statement is provided.

**What should be included?**

* **An assessment of the site and its surroundings**

You should include an assessment of the site’s immediate and wider context, evaluating physical characteristics by identifying opportunities and constraints and balancing any identified conflicting issues. Understanding the context will help produce and justify the design. You should also include any established planning policies.

* **Design and appearance (questionnaire below)**

The site analysis should support your proposal where access, layout, scale, and appearance should be considered. To complete your statement, you can answer the following questions or you can provide a separate document (as long as it addresses at least the points set out in the question below).

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| Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.  A review of documented histories for Orsett Terrace reveals little of signiﬁcance about the Terrace, although A History of the County of Middlesex: Volume 9, Hampstead, Paddington. Originally published by Victoria County History, London, 1989; mentions that housing for Orsett Terrace, London W2 had been planned by 1851 and most of the area between Bishop's Road and the railway had been ﬁlled by 1855 and the most notable interest is towards the eastern end of Orsett Terrace (formerly Orsett Place), although much altered, contains two detached villas whose ornate features include Egyptian pillars and boldly projecting cornices; they were designed by G. L. Taylor as comparatively low buildings, in order not to hide Holy Trinity church.  The history for the area mentions Thomas Dowbiggin of Mayfair, taking leases for 19 houses in Orsett Terrace in 1850, or Lieut. Edward Thomas Dowbiggin, a lessee nearby in 1853.  Other lessees were builders, including William Scantlebury, who after moving to Eastbourne Terrace, had settled as a gentleman in Porchester Terrace North (later part of Porchester Terrace) by 1849. He built much of the neighbourhood around Orsett Terrace and Gloucester Crescent, where he took leases in 1849-50 and 1852 respectively.  South of the railway, Westbourne green shared the social characteristics of adjoining parts of Bayswater. The eastern end of Westbourne Gardens, with Porchester Square, and Gloucester, Porchester, and Orsett terraces, was wealthy, as was Bishop's Road.  After the World Wars, the L.C.C. began in 1964 to rehabilitate the 8½-a. Porchester Square estate, which had been sold by the Church Commissioners in 1955. Garden walls and outbuildings made way for a play area over garages in the triangle behind Gloucester and Orsett terraces and the east side of Porchester Square, while 150 houses in those rows were converted into over 500 ﬂats and 114 maisonettes by 1971.  Our proposal for Flat A, 3 Orsett Terrace are internal layout alterations which will absolutely no adverse impact on the historical and special architectural interest/character of the building. The internal wall to be reconfigured, which have no architectural features whatsoever, will improve the internal layout of the flat. The photographs of the interior of the flat demonstrate the absence of any historic fabric. |
| Does your proposal have an impact on the building’s setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?  The proposal has no impact on the building’s setting as it is an internal alteration which does not aﬀect the character of the wider area nor does it aﬀect the views of the building. |
| If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?  No extension or new structure is proposed, so this does not apply to this proposal. |
| If an extension is proposed, what thought has been given to it’s appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?  This does not apply to this proposal. |
| If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?  Yes, internal alterations are being proposed however, the walls that we are proposing to move are not part of the original layout, fabric and features of the building. |
| Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?  We intend to use modern materials and technologies and will comply all current building regulations. This will include the installation of FD30 doors where appropriate, some and heat alarms. Internal walls will be constructed of timber and plasterboard |
| How have you followed the advice provided by CABE\* and Westminster City Council\*\* on the issue of inclusive access ? If not explain the reasons for your departure from this guidance.  Inclusive access is an integral component of sustainability because it helps eliminate the need for costly structural change during a building’s life, thus contributing to economic viability and long-term usability. Designing built facilities that are truly inclusive requires the building industry to engage in creative consideration of end-users’ needs going beyond physical features to include services, management and an understanding of lifestyles.  This proposal however is for an internal alteration to a self-contained apartment situated on the basement ﬂoor, within a Grade II listed Building, this guidance does not apply. |
| What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered?  The proposal is for internal work within a self-contained apartment within a Grade II Listed Building. The flat is on the basement ﬂoor with steps from Orsett Terrace. The new layout opens up the interior of the flat and creates larger rooms. |

\* CABE access guidance – Design and Access Statements: How to write, read and use them. Available from [www.cabe.org.uk](http://www.cabe.org.uk)

\*\* Westminster City Council access guidance – Inclusive Design and Access: Supplementary Planning Guidance. Available