

Flat D, 23 Westbourne Terrace Road, W2 6NF

Heritage and Design statement

1.0 Setting

The existing dwelling is located in a Grade II listed building situated within the Bayswater Conservation Area, a designated heritage asset of high significance.

- 1.1 Number 23 is a mid-terrace property on the east side of Westbourne Terrace Road of mid Victorian period. The property is split into 4 flats, A to D. Flat A is a one-bedroom lower ground floor garden flat, accessed from the front light well. Flat B is a two-bedroom flat at ground floor level. Flat C is located on the first floor and flat D occupies the second and third floors.
- 1.2 This application relates to Flat D located on the second and third floor which is a 3 bedroom flat and accessed via the communal hallway and staircase.

2.0 Design and Significance

- 2.1 The property is listed as a group with nos 21-26 which date from 1850-1855 and are three-storeys over a basement in height. The following listing description describes the whole terrace:

TQ 2681 NW CITY OF WESTMINSTER WESTBOURNE TERRACE 40/49 ROAD, W2 (east side) 5.2.70 Nos 21 to 26 (consec) GV II Terrace. 1850-55. Brick, stuccoed with channelling to ground floor. 3 storeys and basement. Three 2-bay blocks with recessed linking entrance wings of 2 bays. A single recessed bay to each end. Pilaster screens with low balustrades to recessed wings which each contain 2 roundarched entrances with panelled doors and fanlights. Round-arched sashes with glazing bars and radial glazing in the heads. Projecting wings have paired shallow bows with tripartite sashes with glazing bars. Continuous 1st floor dentilled cornice. Projecting wings: 1st floor casements in architraves under pediments on consoles. Above, sashes with glazing bars in architraves. Quoins, sill band and modillion cornice. Recessed bays: 1st floor round-arched casements in architraves with a central round-arched niche to each wing. Modillion cornice. Further recessed 2nd floor with sashes in architraves and further cornice. Listing NGR: TQ2608381715

- 2.2 *Conservation Area (Area No 6) General Information Leaflet (CoW) notes:*
Designation: First designated on 9 November 1967 the Bayswater Conservation Area was extended on 23 October 1978, 20 November 1990 & 1 May 2002.
Historical Background: The initial designation covered the original nineteenth century development which defines the essential character of the area. The development of Bayswater as a fashionable residential area commenced in 1827 when the surveyor to the Bishop of London laid out the area between Praed Street, Edgware Road and Bayswater Road and development extended westwards as the century progressed. The scheme was carried out in a grand manner in the form of 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 several large areas of nineteenth century architecture of predominantly 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.

The principal relevant key issue identified by the Council is that unsympathetic developments will threaten the character of the Conservation Area.

3.0 Relevant Planning background

08/05239/ADFULL | Details of the new sash windows and panelled door pursuant to Condition 1 of planning permission dated 11 September 2007 (RN: 07/06381).
25 Westbourne Terrace Road London W2 6NF

21/03468/FULL | Installation of replacement windows to rear and front elevations at first floor. (Linked to 21/03775/LBC) |
26 Westbourne Terrace Road London W2 6NF

11/11573/ADLBC | Details of drawings showing new proposed sash window to the main front elevation; sash window to the front vaults and the new panelled door and alterations to the window into timber framed double doors pursuant to Conditions 3, 4 and 5 of listed building consent dated 15 February 2010 (RN: 09/09872) |
22A Westbourne Terrace Road London W2 6NF

08/02861/ADFULL | Details of new sash windows and panelled door pursuant to Condition 4 of planning permission dated 13 September 2007 (RN: 07/06365). |
21A Westbourne Terrace Road London W2 6NF

4.0 Design Statement

- 4.1 The proposal is for replacement of failing windows in Flat D. The existing windows are in complete disrepair with holes through the joinery, failing glazing and . The bottom rails and most of the frames are beyond repair & rotting. As such they are completely inefficient with regards to draft proofing, insulation and ability to open or close easily. The proposal is to replace them with new double glazed units sash box, without horns,engineered pine, hardwood (sapele) sill, single color / white paint RAL9010, double glazed unit / clear glass.

5.0 Proposal

- 5.1 Type: sash spring, Without horns
- 5.2 Wood: Engineered pine, hardwood (sapele) sill
- 5.3 Painting Single colour RAL9010
- 5.4 Glass: Double glazed unit / clear glass
- 5.5 Hardware: spring balances
- 5.6 Locking Fitch - Polished Brass
- 5.7 Polished Brass Heavy Sash Lift

- 5.8 Installation, Making good. The proposal is designed to complement its location and the host building.
- 5.9 The proposal is sustainable and fit for purpose.

6.0 Assessment of Impact and Mitigation

The bespoke design, materials and colour will match the existing windows. We will use well-regarded manufacturers who have experience replacing windows in conservation areas. The sash boxes will be slim depth, the glazing units slim depth at 20mm and the central glazing bar 23mm to replicate as far as possible the dimensions of the existing windows. All proposed works are to be in keeping with the existing style of this historic building without damaging the original form and style of the building where possible. New materials will be as similar to existing, historical or vernacular where possible.

7.0 Access Statement

- 7.1 No change is proposed to the current access of the building.

8.0 Photos



Existing W09



Existing W09



Existing W07



Existing W07



Existing W07



Existing W07



Existing W08



Existing W08



Existing W01



Existing W01



Existing W03



Existing W03



Existing W03



Existing W02



Existing W01



Existing RL01



Existing RL01



Flat D front windows



Flat D rear windows