

Heritage Statement

25A Sutherland Place, W2 5BZ

25A Sutherland Place, London, W2 5BZ is part of a terrace of fifteen houses (Nos. 17-31 Sutherland Place), which were Grade II listed in October 2003. The property is located within the Westbourne Conservation Area.

The terrace is estimated to have been built between 1850-1853. The houses have 3 storeys, a basement and an attic. Their character derives from their stuccoed brick front facades, projecting porches with Doric pilasters and shallow steps, sash windows with round pediments and cornice brackets and slate roofs with brick stacks. The listing entry states: 'This is a terrace of unusual scale that forms a particularly strong, architectural composition, comparable with examples already listed nearby (Chepstow Road) and nationally.'

In order to protect the special architectural interest of the front facade, our proposal is designed to have minimal impact, with the only change being a small extension within the largely hidden front lightwell. This infill extension will be further obscured by planting positioned on the roof.

The undulating form of the rear of the terrace, created by the L shaped form of the plans, is another important historic feature. Our proposal includes a lightweight partial infill of the instep but it only extends part way out and uses a minimal transparent structure to ensure the undulating form is preserved.

We believe our proposal respects and conserves the character of the listed building, while bringing the family home up to modern standards. A light-touch approach has been taken in regard to the key architectural features, which make the building of special interest.

(Further information and diagrams included within Design and Access Statement)

