



LOCKSLEY

ARCHITECTS

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1.0 INTRODUCTION

This Planning Application is for the extension and refurbishment of 36 Northumberland Place, W2 5AS. The proposal is to replace the existing timber glazed structure at the rear with a new flat roof with new metal framed glazing to the rear facade. The design is of high quality and complies with all relevant planning policies expected by Westminster Council.

1.1 PLANNING HISTORY

Prune unknown tree in front garden

Ref. No: 99/12096/TPO | Received: Tue 16 Nov 1999 | Validated: Tue 16 Nov 1999 | Status: Decided

ERECTION OF MANSARD ROOF EXTENSION

Ref. No: 97/06605/FULL | Received: Wed 23 Jul 1997 | Validated: Wed 27 Aug 1997 | Status: Invalid

REMOVAL OF EXISTING BUTTERFLY ROOF

Ref. No: 97/06606/CAC | Received: Wed 23 Jul 1997 | Validated: Wed 27 Aug 1997 | Status: Decided

RELOCATION OF DOOR OPENING PROVIDING ACCESS FROM STAIRCASE BETWEEN 1ST & 2ND FLRS INTO REAR ADDITION

Ref. No: 96/02498/CAC | Received: Tue 19 Mar 1996 | Validated: Tue 19 Mar 1996 | Status: Decided

ERECTION OF FIRST FLOOR REAR EXTENSION

Ref. No: 96/02497/FULL | Received: Tue 19 Mar 1996 | Validated: Tue 19 Mar 1996 | Status: Invalid

CONSTRUCTION OF GLAZED CONSERVATORY ADDITION WITH ROOF & REAR WALL LOCATED BETWEEN EXISTING ENCLOSING WALLS

Ref. No: 96/02499/FULL | Received: Tue 19 Mar 1996 | Validated: Tue 19 Mar 1996 | Status: Invalid

REINSTATEMENT OF FACADE CANOPY & SUPPORT CASTINGS

Ref. No: 93/03215/FULL | Received: Mon 24 May 1993 | Validated: Mon 24 May 1993 | Status: Invalid

ROOF TO BE REMOVED,& SLATES TO BE REUSED IN A MANSARD

Ref. No: 92/02937/CAC | Received: Tue 26 May 1992 | Validated: Tue 26 May 1992 | Status: Decided

MANSARD ROOF ADDITION.

Ref. No: 92/02936/FULL | Received: Tue 26 May 1992 | Validated: Tue 26 May 1992 | Status: Invalid

ERECTION OF CONSERVATORY TO ROOF TERRACE AND RETROSPECTIVE PLANNING PERMISSION FOR THE CHANGE OF USE FROM 4 FLATS TO A SINGLE FAMILY DWELLING

Ref. No: 90/00019/FULL | Received: Thu 22 Mar 1990 | Validated: Thu 22 Mar 1990 | Status: Invalid

2.0 SITE ANALYSIS

2.1 SITE LOCATION

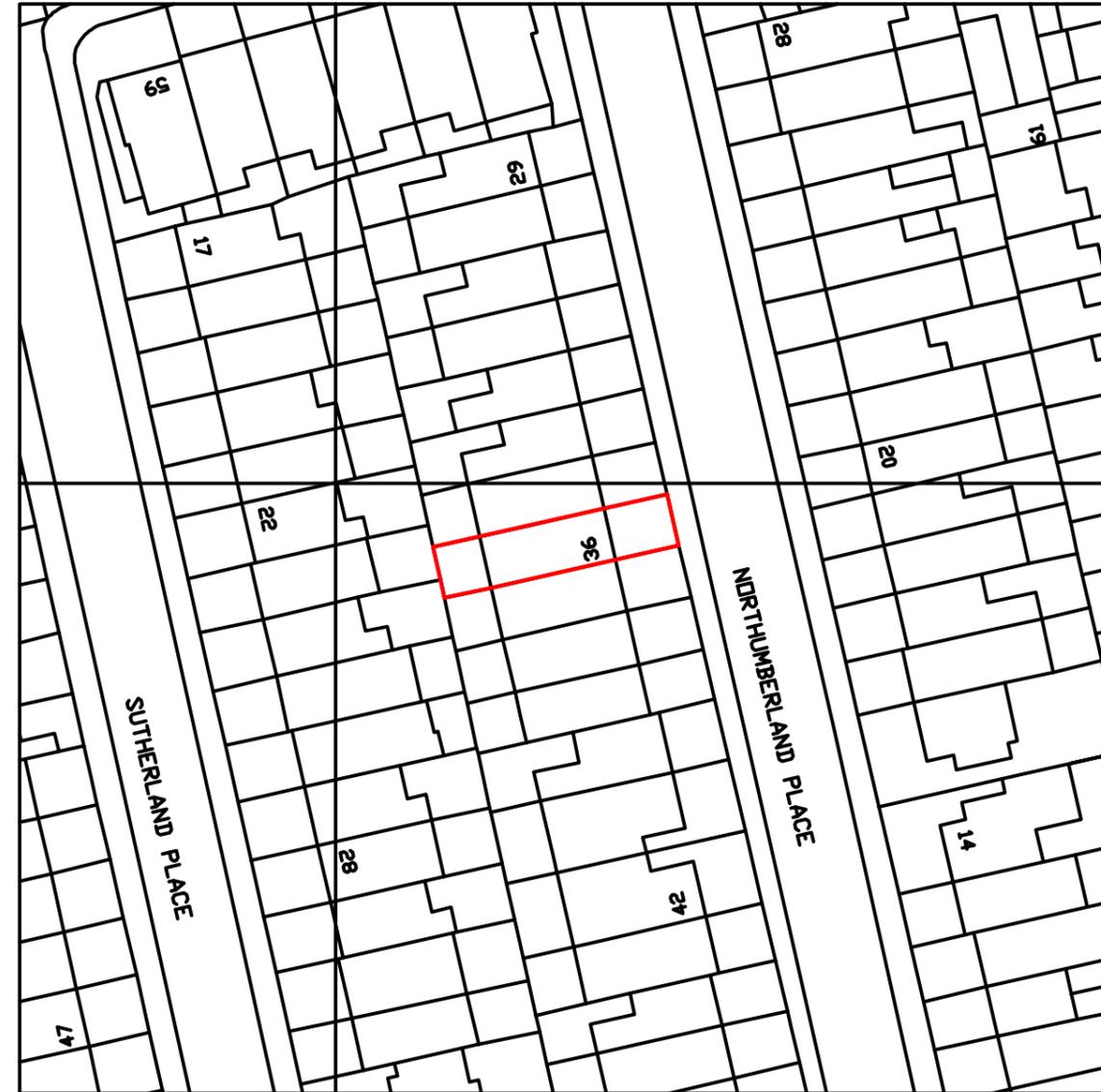
No 36 Northumberland Place is a four-storey property that forms part of a terrace of properties on the West side of Northumberland Place.

The roof line and rear elevations to the West side of Northumberland Place have already been significantly altered with recently completed mansard extensions at No 43, 44 & 45 and permitted roof extensions at no.11 & 12

The site sits within the Flood Zones 1 (as defined by the Environment Agency) and therefore a Householder Flood Risk Assessment is not needed.

There are no trees in or adjacent to the rear garden and therefore no trees will be affected by these proposals.

2.2 SITE LOCATION PLAN



2.3 PHOTOGRAPHS



Front - looking South West



Front - looking West



Rear - looking North



Rear - looking North East



Rear - looking North East

3.0 PROPOSALS

3.1 CLIENT BRIEF

The brief for this design is to extend the existing property and create a contemporary extension for the client and their two children. The existing house requires refurbishing and modernising and the extension will provide much needed space for the growing family.

The proposed accommodation schedule:

- Rearrange lower and ground floor to rationalise and provide more adequate family sized rooms
- Lower lower ground floor and garden to create additional inside/outside open plan space
- WC on Lower Ground & Ground floor
- New contemporary open plan rear extension
- Landscaped Garden with permeable paving and native species of plants and trees.



Visualisation



Section Visualisation

3.3 PROPOSED MATERIALS

The proposed materials have been collated to match materials within the local context.

Metal cladding powder coated dark grey shall be used for the panells between the metal framed glazed windows and doors



Metal Cladding

London stock brick to match existing shall be used to construct the rear outrigger where necessary



London Stock Brick

White timber framed sash windows shall be used for the roof dormer windows to match the existing windows. The widths shall match the existing typical sash windows. The window will have a limited visual impact on neighbouring properties



Timber Sash Window

Metal framed double glazed glass sliding doors - High quality double glazed thin framed sliding/fixed doors and roof lights are proposed to be installed to allow natural light into the property. This will be coated with a self cleaning coating to minimise maintenance.



Metal framed windows

4.0 WESTMINSTER COUNCIL POLICIES

4.1 CITY PLAN 2019 - 2040

WESTMINSTER VIEWS

F. New development affecting strategic and local views (including local views of metropolitan importance) will contribute positively to their characteristics, composition and significance and will remedy past damage to these views wherever possible.

DESIGN

40.1 / The densely developed townscape and concentration of heritage assets in Westminster means that most development opportunities involve the infilling of small sites or extensions to existing buildings within areas of established townscape. We will seek to ensure the design of such development will respond positively to the character of Westminster's diverse and distinctive neighbourhoods and celebrate and build upon the legacy of high-quality architecture in the city.

40.2 / It is important that what makes different parts of Westminster special and unique is not lost as our city grows and develops. Our varied townscapes include highly uniform residential terraces, squares and crescents which form architectural set-pieces, relatively modest workers' housing and mews and in contrast, areas of varied townscape characterised by architecture from a wide variety of eras and in a variety of styles.

40.3 / We recognise that there will be greater potential for modern intervention, regeneration and change in certain areas of Westminster, where the quality of the existing built environment may be lower or character more varied. In other areas, the quality and / or uniformity of existing townscape demands a different architectural response and a greater degree of integration with the existing context. In general, the more uniform the townscape, the greater the degree of coherence with the original scale, form and materials of the existing townscape that should be shown by new development.

40.4 / A variety of distinctive spaces and features contribute to the character and appearance of townscapes across the city. The layout and pattern of development in Westminster, much of which was developed in the Georgian and Victorian eras, gives rise to certain locally distinctive building forms, rhythms and patterns of architectural detail within the townscape. Where such characteristic architectural detailing, features and spaces contribute to the townscape, these should be retained, enhanced and integrated within new designs, where appropriate. The protection and /or restoration of such features and spaces is particularly important when heritage assets are affected.

5.0 HERITAGE STATEMENT

5.1 HERITAGE STATEMENT

The property is located within the Westbourne Conservation Area. Westbourne is an area west of Paddington in west London. It has a manorial history spanning many centuries, within a more broadly defined Paddington, before shedding its association in the mid-19th century. It is named after the westbourne, West Bourne, or River Westbourne, a Thames tributary which was encased in 19th-century London in the 1850s. The spring-fed stream and associated manor have led to the place names Westbourne Green, Westbourne Park and more narrowly: Westbourne Gardens, Westbourne Grove, Westbourne Park Road, Westbourne Park tube station, Westbourne Studios and the name of a public house.

The amenity of the Conservation Area will be preserved as a result of the proposed works. Like the other properties with mansard roof extensions, the proposed works will not be visible from the street any more than any of the other mansards on the street are. The proposed mansard extension aims to preserve and enhance the amenity of the Conservation Area by increasing the level of public benefit and avoiding any harm to the historic environment.

Northumberland Place is located in the London borough of Westminster. It runs approximately North to South; joining Talbot Road, to the North, with Artisian Road, to the South. It is a quiet family street, with most vehicle traffic being directed along the adjacent Chepstow Road. The West side of Northumberland Place is a mid-Victorian terrace with Regency features, such as the iron balconies across the front of the terrace at Ground Floor. It has four storeys above ground, plus a lower ground floor. The property is not listed, but is located in the Westbourne Conservation Area.

5.2 IMPACT ASSESSMENT

The proposals are to replace the unsympathetic timber conservatory with its unusual form with a new modern infill of high quality durable materials that are in keeping with the neighbouring examples, therefore it will have a minimal affect and contribute a significant benefit to the Conservation Area and nearby heritage assets.

6.0 SUSTAINABILITY STATEMENT

6.1 SUSTAINABILITY STATEMENT

The new property will incorporate sustainable and energy efficient measures as follows:

1. Lighting and electrical appliances: Low energy lighting and 'A' Band appliances will be specified throughout
2. Ventilation: Passive ventilation will be provided through trickle vents
Rooms will generally be ventilated by means of opening windows or vent panels
3. Heating and Hot Water: A Green Tariff energy source will be selected
Hot water for the bathroom will be stored in a cylinder with an electric heating coil
4. Water Usage: The maximum water use of 105 lt/day will be applied to the property.
A grey water recycling system is proposed to water the garden plants.
All sanitary fittings will be specified to minimise water consumption, including aerator taps and an efficient dual flush toilet
A water meter will be installed
5. Sustainable Drainage: Green roofs will be incorporated to reduce surface run off
Permeable paving shall be incorporated into all proposed hard landscaping to reduce water run off.

7.0 CONCLUSION

7.1 STATEMENT OF SUPPORT

The proposed scheme is well considered and comprises appropriate development within the Westminster Policies for roof extensions and alterations. It is of a balanced proportion, sympathetic scale and harmonious appearance with the surrounding context and prevailing aesthetic character of this area of Westminster. The design now uses materials that match neighboring materials and the design takes influence from its original Georgian Architectural language.

The scheme accords with the key considerations that have been outlined above within the Local Development Plan and the NPPF.

The materials have been chosen to ensure that they are informed from the local context and the existing building. The scheme proposals hereby put forward by this application are considered to be wholly appropriate and fully in accordance with all relevant planning policies in both the Local Development Plan and NPPF. Taking into account our assessment of adopted policies, material considerations and all relevant planning matters, we respectfully submit that there are sound planning reasons to support our clients proposals for this property.



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