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D E S I G N A N D A C C E S S S T A T E M E N T

44 Craven Road, London W2 3QA

Replacement of the Existing uPVC Window with a Two-over-Two Timber Single Glaze Sash Window and Installation of an Air Vent Grill at the Rear of The Property

Applicant: D Simion

Date: 12/10/2023

Our Ref: 23-15

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1. Introduction

This Design and Access Statement is prepared by Bourne Architects on behalf of the applicant. The purpose of this document is to support a listed building consent application for the replacement of the existing uPVC window with a two-over-two single-glazed timber sash window and the installation of an air vent grill at the rear of the property, located at 44 Craven Road, W2 3QA, a Grade II listed building.

In addition to this statement, the application is accompanied by the appropriate application form, a heritage statement, a location plan, and the combined drawings set.

2. Site and Location

Site Address: 44 Craven Road, London W2 3QA



The application site is a Grade II-listed four-storey plus set-back mansard terraced building. It provides a commercial space at the ground floor level and residential accommodation on the upper floors. 44 Craven Road, located within the Bayswater Conservation Area, forms part of a mid-19th-century terrace (Nos. 28-46) and is a prime example of Georgian and Italianate



architectural influences. The terrace is notable for its uniformity and proportion, featuring stucco embellishments on the primary facades and simpler rear elevations. This property is part of a well-planned layout of terraces, avenues, and squares, contributing significantly to the area's character.

Although as a result of the building break between No.46 Craven Road and No.1 Devonshire Terrace, the rear of No.46 Craven Road is visible, **the rear of number 44 Craven Road is not visible from the public realm.**

3. Proposal

The rear elevation of the building has been altered in the past, as have many of the rear elevations of other houses along the terrace. The rear of 44 Craven Road, like several properties along the terrace, has undergone alterations, including modern casement window insertion as shown in the picture.

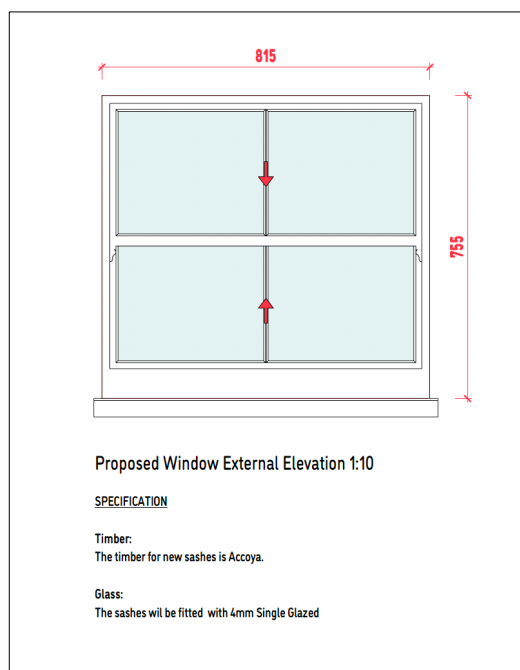


Existing uPVC window @ Rear of 44 Craven Road



The existing uPVC window contrasts starkly with the building's historic fabric. The proposal seeks to replace the existing uPVC window with a two-over-two timber single-glazed sash window at the rear of 44 Craven Road to amend and improve the existing external given the building's historical significance. This replacement offers the bring back harmony with the original aesthetic and structural proportions. Although the proposed window to the rear of No. 44 will not be visible from street level at any point, it will enhance the existing external appearance for the residents of the building and the neighbours.

While the external appearance of the existing window will change, it will align with the aesthetic of the property's original historic context with a two-over-two timber sash. The size of the window will be kept the same as the existing uPVC window. The details of the proposed window can be found within the combined drawings that are submitted with this application.



This window style also has been advised to the applicant by the enforcement officer Ms. Martha Clark in her email following a visit to the property on the 22nd of August 2023 and following her conversation with the conservation officer.

This application also proposes to place an air vent grill at the same rear facade, to improve the second floor's existing bathroom's natural ventilation, ensuring a healthy and comfortable indoor environment without impacting the visual integrity of the building. Again, this air vent grill will not be visible from street level at any point. It has been carefully selected to be plain and dark-



coloured with a smallest size of 150x150mm. The overall appearance will not change and it will have an extremely minimal impact on the rear facade.

4. Planning Approval

This application seeks to replace the existing uPVC window which has been in situ for more than four years and therefore it does not require planning approval.

This proposal does not seek to amend any internal changes, existing access and vehicle/cycle parking, or any alterations to the front facade.

5. Conclusion

This application seeks to replace the uPVC window with a timber sash window at 44 Craven Road and to bring back its historic aesthetic and it is considered to be an enhancement of the building's heritage. Though unobservable from the public realm, the window replacement not only aligns with the recommended aesthetics but also reinstates a visual harmony with the building's original and surrounding fabric.

While proposing to install an air vent grill at the rear facade, this will not be visible from street level due to the nature of the property. Prioritizing minimal visual impact and enhanced living conditions within the property, the proposal is considered to be acceptable.