

Heritage Statement

Please also see the Design and Access Statement

E-mail: engs@blacker.co.uk

First Floor Flat 6, 61 Kensington Gardens Square London W2 4BA

Introduction:

This Design and Access statement should be considered together with the Maha Khaliq Design drawings GA-101, GA-102, GA103, ELE-300 and ELE-301 and the Michael Blacker Partnership elevation drawing 4825/SK200. This statement is in support of the application for the refurbishment of the first floor flat and repair of the front and rear sash windows at the Grade 2 listed building know as Flat 6 First Floor 61 Kensington Gardens Square London W2 4BA

Description of Property:

61 Kensington Gardens Square is a 4-storey building with attic and basement floors, which forms part of a Grade II listed terrace of mid-19th century houses, situated in the Bayswater Conservation Area.

The building has been subdivided into flats, and the interior has been substantially altered over the years, with few surviving historical details. Flat 6 is located on the 1st floor of this property and is configured as a 2 bedroomed flat.



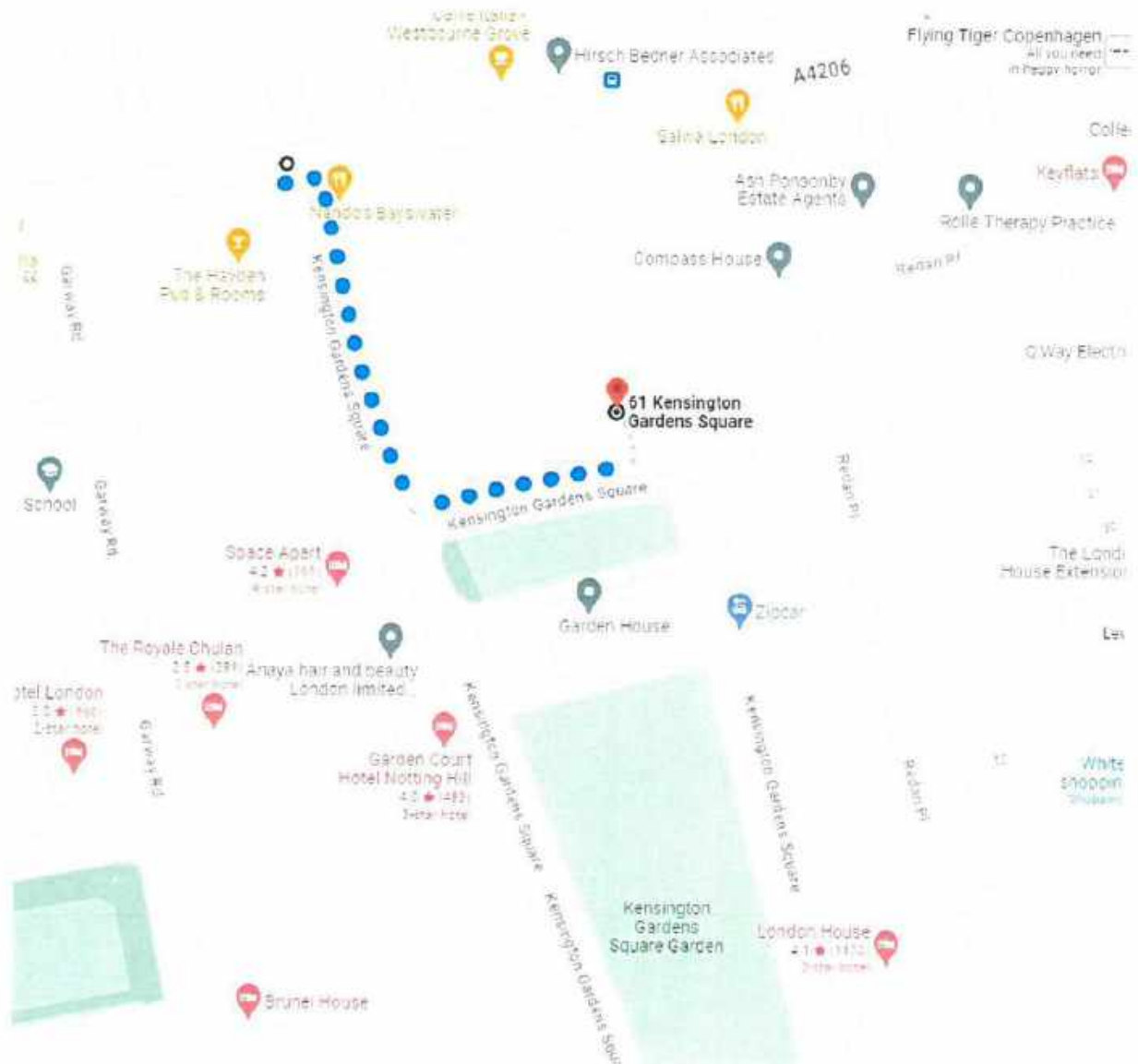
61 Kensington Gardens Square forms part of a Grade II Listed Terrace (no's 54 - 61) of early 19th century houses. The original listing text (first listed 21.10.1981, listing 1217736, National Grid Ref TQ 25655 81111) describes the terrace, as follows:

TQ 2581 SE CITY OF WESTMINSTER KENSINGTON GARDENS 50/19 SQUARE, W2 (north side) 21.10.81 Nos 54 to 61 (consec) GV II Terrace of houses. Mid C19. Stucco. 4 storeys, attic and basement. Each house 3 closely spaced windows wide. Channelling to ground floor. Projecting Doric porches. Panelled doors. Square headed windows to ground and third floors. Others round headed grouped in triplets with shafting between windows. First and second floor triplets corniced; pediments to second floor centre windows. Plate glass sashes; console cornice above third floor; subsidiary cornice to attic. Cast iron area railings. Integral part of Kensington Gardens Square planned layout.

Access:

The property is located in a residential area within a well-connected neighbourhood. Site will remain as existing, therefore, no public means of access will be affected. The site is served by the existing access from Kensington Gardens Square. The proposed repairs to the existing windows will not have any effect on the current accessibility. The main entrance and access to the flat will remain unaltered.

The site is located 150m away from Westbourne Grove, a commercial high street with plenty of retail units and bus stops. No. 61 is only 5-min walk from Bayswater underground station.



Previous planning applications in Kensington Gardens Square:

There are many other properties with approved Listed Building Consent applications in the same street, Kensington Gardens Square:

Refurbishment of basement flat comprising new fenestration and internal alterations including removal of floor.

Flat 1 71 Kensington Gardens Square London W2 4DG

Ref. No: 15/10205/LBC | Received: Mon 02 Nov 2015 | Validated: 18 Nov 2015|

Status: Decided

Installation of fire safety upgrades (flat 2)

Ground Floor flat 2 69 Kensington Gardens Square London W2 4DG

Ref. No: 15/04894/LBC | Received: Wed 27 May 2015 | Validated: Wed 27 May 2015

|

Status: Decided

Replace window to rear elevation and internal alterations

Flat 4 71 Kensington Gardens Square London W2 4DG

Ref. No: 18/03530/LBC | Received: Tue 01 May 2018 | Validated: Wed 02 May 2018|

Status: Decided

Internal alteration to flat 6 at second floor level and repair to rear sash window

Flat 6 65 Kensington Gardens Square London W2 4DG

Ref. No: 16/00592/LBC | Received: Mon 25 Jan 2016 | Validated: Mon 22 Feb 2016|

Status: Decided

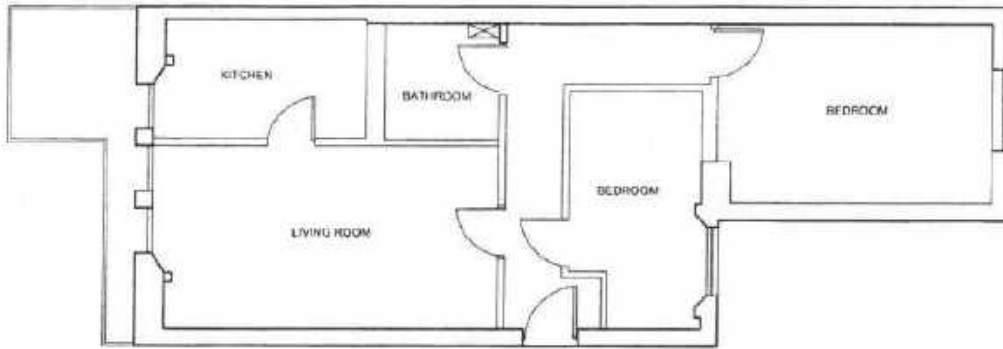
Installation of two roof lights to main roof level and internal alterations at fourth floor level (Linked to 19/02164/FULL).

Flat 8 65 Kensington Gardens Square London W2 4DG

Ref. No: 19/02165/LBC | Received: Fri 22 Mar 2019 | Validated: Tue 26 Mar 2019|

Status: Decided

Existing:



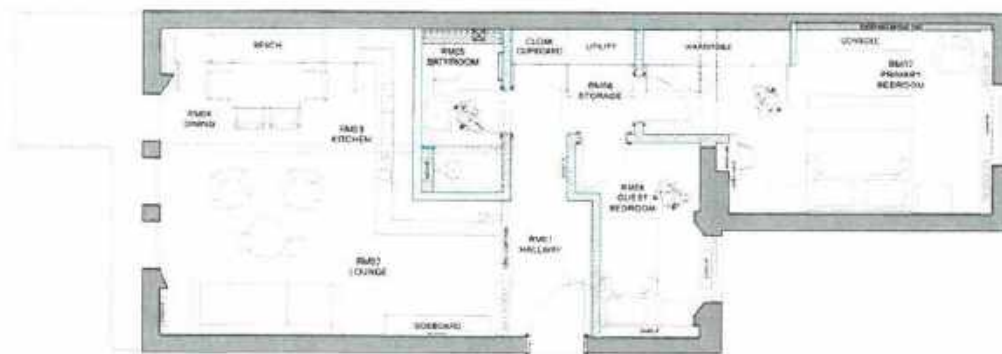
EXISTING FLOOR PLAN

Proposal:

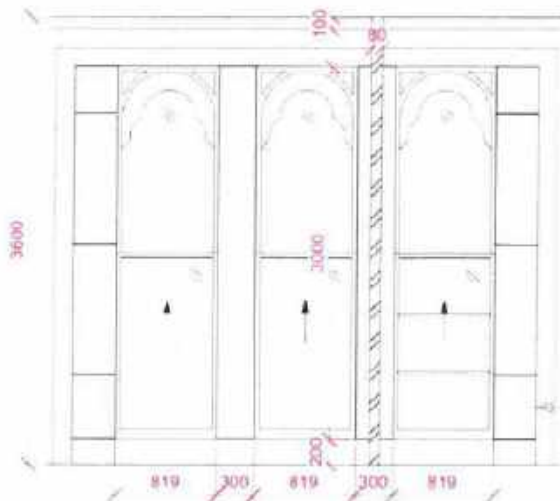
The proposed is refurbishment of the first floor flat and repair the sash windows to the front and rear of the first floor flat 6, No.61 Kensington Gardens Square London W2 4BA.

The non-original, non-load bearing stud walls will be reconfigured. Access to the flat and to enter this property remains as present. The front and rear windows are to be refurbished and repaired by a specialist listed building contractor incorporating double glazed units, to ensure that the external appearance of the windows are reinstated as per the original. The external appearance will remain as present.

The use of the flat will be the same class use (residential, flat).

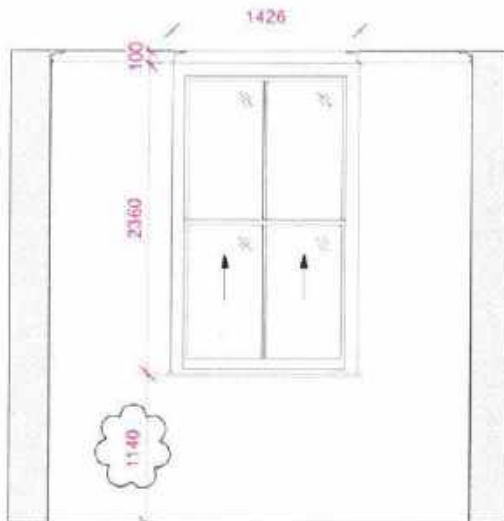


01 PROPOSED FLOOR PLAN

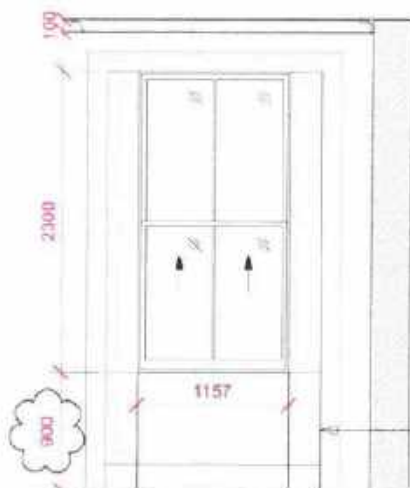


NOTE ANGLED PANELS ON EITHER SIDE

W01 KITCHEN WINDOWS
Scale: 1:40



W02 PRIMARY BEDROOM WINDOW
Scale: 1:40



NOTE ANGLED PANELS ON EITHER SIDE

W03 GUEST BEDROOM WINDOW
Scale: 1:40

Policy 38D in the City Plan 2019-2040

SUSTAINABLE DESIGN

D. Development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design, including:

1. Use of high-quality durable materials and detail;
The use of high quality durable materials have been noted within the Sustainable design Statement attached to this application.
2. Providing flexible, high quality floor space;
The refurbishment of the flat will provide flexible high quality floor space.
3. Optimising resource and water efficiency;
Water efficient taps and shower heads will be used.
4. Enabling the incorporation of, or connection to, future services or facilities; and
Existing services maintained. All new internal connections will meet current regulations and allow for future connections if required.
5. Minimising the need for plant and machinery.
Internal refurbishing works only, there is no need for plant and machinery.

Policy 34B in the City Plan 2019-2040

CITY GREENING

B. Developments will, wherever possible, contribute to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme.

This policy does not apply as there are external spaces within this application.

Policy 36 (Energy)

- A. The council will promote zero carbon development and expects all development to reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change.

The flat is being refurbished and will reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change.

CARBON REDUCTION

- B. All development proposals should follow the principles of the Mayor of London's energy hierarchy. Major development should be net zero carbon and demonstrate through an energy strategy how this target can be achieved.

There is to be Hush sound block matting to the floors and ceiling which will give additional thermal insulation. The existing windows are to be refurbished and repaired incorporating double glazed units vastly improving the thermal resistance and U-Value.

- C. Where it is clearly demonstrated that it is not financially or technically viable to achieve zero-carbon on-site, any shortfall in carbon reduction targets should be addressed via off-site measures or through the provision of a carbon offset payment secured by legal agreement.

The flat is being refurbished and will significantly reduce the carbon on site.

HEAT NETWORKS

- D. Developments should be designed in accordance with the Mayor of London's heating hierarchy. Major developments must connect to existing or planned local heat networks, or establish a new network, wherever feasible.

This is a minor refurbishment and therefore this is not applicable.

Policy 39 (Heritage)

WESTMINSTERS HERITAGE

Items A and B are not applicable

WESTMINSTER WORLD HERITAGE SITE

Items C, D, E and F are not applicable

LISTED BUILDINGS

- G. Works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the building and protecting or, where appropriate, restoring original or significant detail and historic fabric.

The property has had earlier alterations and additions which we intend to remove and the proposal will be more in keeping with the original.

- H. Changes of use to listed buildings will be consistent with their long-term conservation and help to restore, retain and maintain buildings, particularly those which have been identified as at risk.

The minor changes after removing the non-historic works will create a more usable living space more respecting of the original design.

- I. Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance.

The refurbishment and repair works to the windows will not change the external appearance. There are no further external work as part of this application.

- J. Demolition of listed buildings will be regarded as substantial harm and will be resisted in all but exceptional circumstances.

We are not intending to demolish this building. Our works will enhance its longevity.

CONSERVATION AREAS

Items K, L and M are not applicable

ARCHAEOLOGY

Items N and P are not applicable

REGISTERED HISTORIC PARKS AND GARDENS

Item Q is not applicable

NON-DESIGNATED HERITAGE ASSETS

Item R is not applicable