



MIRA A  
Architecture + Engineering

45 NORTHUMBERLAND PLACE LONDON W2 5AS

DAS - Design and Access Statement 06.12.2023



MIRA A ARCHITECTURE + ENGINEERING 167-169 Great Portland Street, 5th Floor, London W1W 5PF. Registered in England and Wales with registered number 7403173 t: +44 20 7544 8477

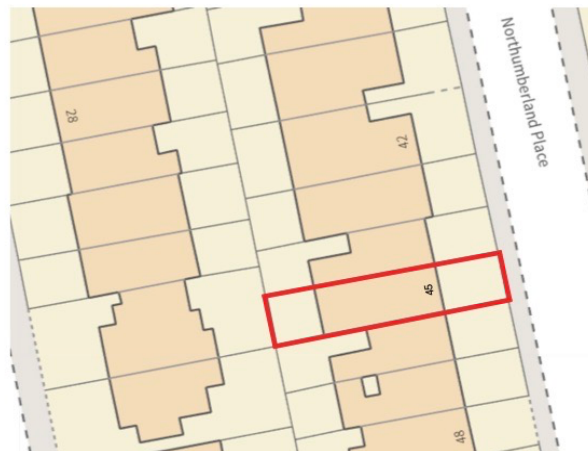
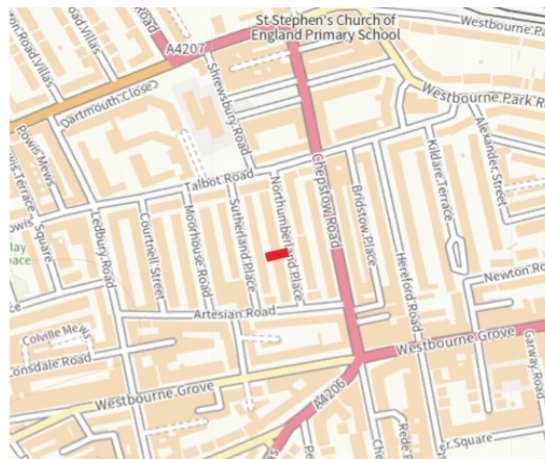
e: [info@ma-cavendish.com](mailto:info@ma-cavendish.com) [www.mira-a.com](http://www.mira-a.com)

## Summary

This document has been prepared by MIRA A Architecture + Engineering for the purpose of obtaining Planning Permission for the conversion of the existing cellars into a Utility-Plant Room.

The property is located at No. 45 Northumberland Place, W2 5AS in the Westbourne Conservation Area within the City of Westminster.

The property is not Listed.



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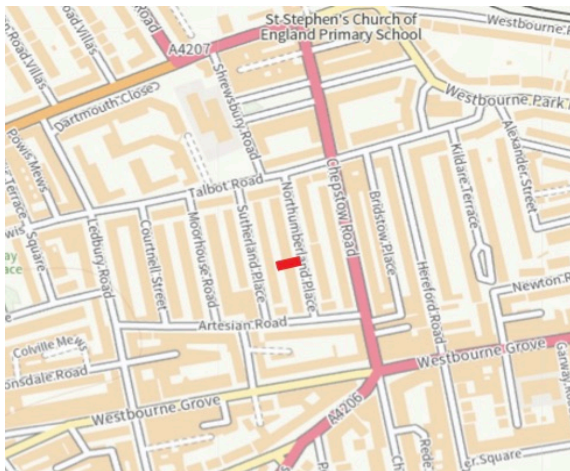
## Wider Location

Northumberland Place is a residential area located in Notting Hill.

The area is characterized by elegant Georgian and Victorian architecture, the area features well-maintained terraced houses and apartments with well-kept gardens, the streets are tree-lined, the neighbourhood offers a blend of residential tranquillity and proximity to the amenities and attractions of Notting Hill and Portobello Road Market.

Initially developed in the 19th century, the area has seen various transformations.

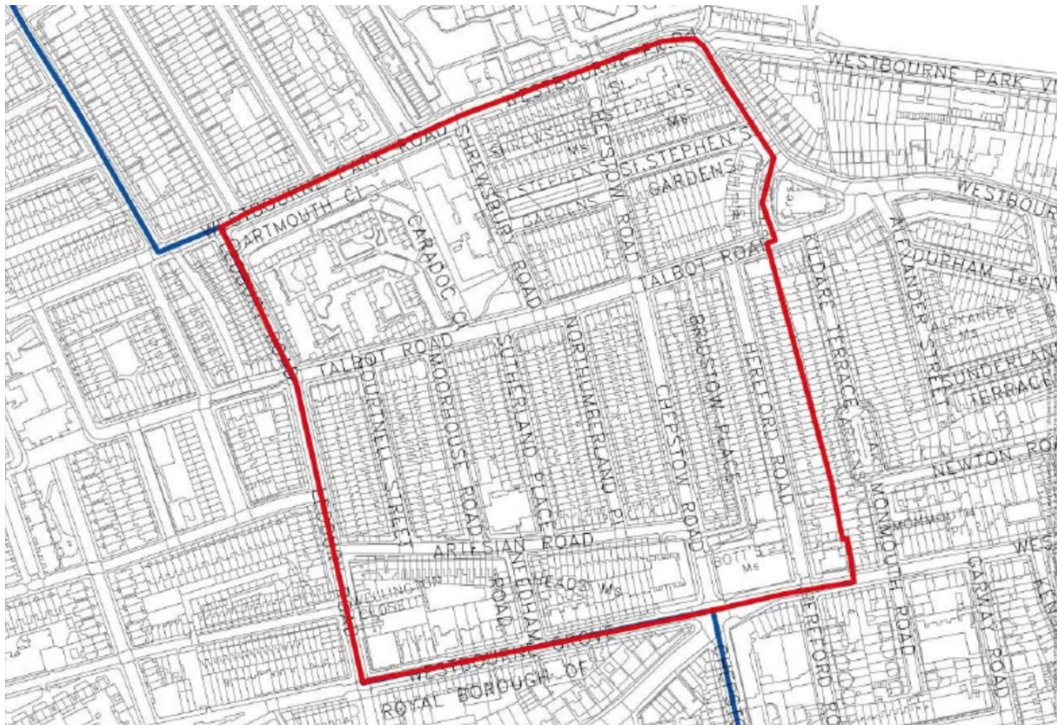
The area is known for its rows of Victorian terraced houses, many of which were constructed during the Victorian era's expansion of London.



Location map not to scale for illustrative purposes only

## The Westbourne Conservation Area

The Westbourne Conservation Area was first designated 1973 to protect the distinct area features and identity for future generations while allowing for responsible development and maintenance.



Westbourne Conservation Area, drawing not to scale for illustrative purposes only.



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## Location Mobility and Connectivity

Northumberland Place benefits from convenient access to public transport.

Notting Hill Gate, Ladbrooke Grove Westbourne Park, Bayswater, Queensway Underground Stations with Royal Oak Rail Station all a short walking distance away and part of the primary transport hubs in the vicinity, the area is also well served by several bus routes, providing additional commuting options with bus routes connecting Northumberland Place to neighbouring areas and transport links.



Map showing public transport locations, not to scale for illustrative purposes only



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## Safe walking:

Northumberland Place is pedestrian-friendly, with pavements and walkways that facilitate safe walking. Additionally, London's cycling infrastructure allows for bike-friendly routes in and around Notting Hill, promoting cycling as a mode of transportation.

## The Place

Northumberland Place is made up of residential properties to both sides all similar in massing and scale, the area may have undergone changes in its demographics and urban landscape over time with buildings repurposed, renovated, or altered to accommodate the changing needs of the community, some of the Victorian and Georgian architecture historical features likely remain, contributing to the area's charm and character.

## The Building

No 45 Northumberland Place is a 5 storey mid-terrace single family home located on the west side of Northumberland Place, the property is part of the Westbourne Conservation Area.

The building is accessed directly from Northumberland Place, the ground floor level is raised, there is no secondary access via steps to the lower ground level.



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45 Northumberland Place



Northumberland place looking North

The building has a white rendered finish up to the 4<sup>th</sup> floor, the upper ground level entrance has a balcony with railing and cast-iron work typical of this area, traces of a support for a lead canopy are still visible.

All windows to the front of the property are white painted timber sashes.  
An additional level forming the mansard roof was built in 2021.

The front garden is paved to allow for off street parking, green hedges are forming the boundaries of the adjacent buildings. Below the front garden and linked to the lower ground floor are two large cellars at present used as storage, these were part of the original construction of the building.

### **Design Proposal**

This application seeks to gain permission to covert the existing cellars at lower ground level, the change of use will allow the owners to create a Utility / Plant Room by maximizing the use of existing space within the building. The proposed scheme has been designed to sympathetically sit in the local Conservation Area context.

### **Overview**

Alteration to the lower ground at the front of the property.

The proposal seeks to create a Utility / Plant Room by maximizing the use of existing space within the building. The addition of external stairs will allow for a secondary access at lower ground level. The front elevation will remain unchanged, the garden at ground level will remain unchanged.

### **Enhanced Functionality**

A Utility / Plant Room will provide practical functionality for the occupants, offering storage space and space for housing utility installations (plumbing, electrical, boilers etc.) easy and safe to access and to maintain.



## **Energy Efficiency and Sustainability**

The converted cellars properly insulated will contribute to energy efficiency by providing a naturally cooler environment, potentially reducing the need for excessive cooling in warmer months.

## **Compliance with Modern Living Standards**

Converting the existing cellars into a utility room will meet the contemporary demand for functional spaces within the building, aligning with current lifestyle needs.

## **Community Benefit**

The conversion of the existing cellars will align with the community's interest in preserving historical buildings while meeting modern needs, contributing positively to the neighbourhood or area.

## **Access**

The principal access to the dwelling will remain unchanged.

## **Use**

The dwelling would remain as a single-family dwelling.

## Appearance and Materials

### Building

Repurposing the existing cellars will be a cost-effective alternative to building new structures or extensions, saving on resources.

The converted space will not have an impact on the historic context.

A new white timber sash window would also be introduced, the new window will be matching the existing sash window located on the opposite wall.

The external face of the new wall facing the existing lightwell will be rendered and painted white to match the existing house so to integrate seamlessly with the rest of the property.

### Service Stairs

The additional external service stairs will be in keeping with the existing context, the intention is to maintain the historical aesthetic and architectural integrity of the building by matching the new cast iron service stairs with the existing railing and handrail to ensures visual continuity and to use this opportunity to restore and preserve the building's original design, the use of identical materials, such as cast iron for the new stairs will seamlessly blend with the existing cast- iron elements.

The design of the new stairs will mirror the style, patterns, and details of the current railing and handrail in order to create a cohesive look.

The proposed design will meet safety standards and will complies with current Building Regulations.

While replicating the existing style, the new stairs will prioritize safety measures, including appropriate dimensions, tread depth, and handrail height.



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The addition of service stairs in harmony with the existing structure will contribute positively to the preservation of local history and architectural heritage and will have minimal impact on the building's surroundings and environment.

### Professional Expertise and Safety Measures

The conversion of the existing cellars will be carried out in accordance with professional guidance, ensuring safety, structural integrity, and in strict adherence to industry standards.

### Front Garden

#### Paved area

The modifications being considered will not significantly change the existing conditions and will not increase the size of the impermeable surfaces.

#### Biodiversity Enhancement

The installation of sedum roof areas in the front garden will contribute positively to local biodiversity. Sedum roofs provide a habitat for pollinators such as bees, butterflies, and other beneficial insects by offering food sources and nesting sites.

## Environmental Benefits

There are environmental advantages when installing sedum roofs, such as reduction of stormwater runoff, improvement of air quality, and additional insulation, this will align with sustainable practices and will contribute to a healthier urban ecosystem.

## Aesthetic Enhancement

The addition of sedum roof areas will enhance the visual appeal of the front garden the sedum plants will offer a variety of colours and textures and will create an attractive and dynamic landscape that complements the surrounding environment.

## Low Maintenance and Durability

Sedum plants are low maintenance, as they require minimal care once established, they are resilient, drought-tolerant, and well-suited to the local climate, ensuring long-term sustainability.

## Supporting Local Wildlife

Sedum roof areas create vital habitats that help support local wildlife, especially pollinators, in maintaining ecosystems and agricultural productivity.

## Sustainable Transport

### Bicycle parking dock

A bicycle parking dock in the front garden encourages cycling, reducing carbon emissions and traffic congestion in the area.

### Promoting Green initiatives

the addition of a bicycle parking dock is part of the property owner commitment to sustainability and environmentally friendly practices, aligning with current community values in conjunction with the health benefits associated with cycling, promoting physical activity and an active lifestyle.

### Electric Car

#### EV Point

The introduction of an Electric Vehicle (EV) charging point to the front garden will aligns with the growing demand for sustainable transportation options and will encourages the use of electric vehicles, reducing carbon emissions and contributing to cleaner air,

This is part of the property owner commitment to environmental sustainability. It aligns with efforts to reduce reliance on fossil fuels and promotes clean energy usage, and the property's readiness to adopt emerging technologies and cater to evolving lifestyle preferences.

### Flood risk

Northumberland Place has a very low risk of flooding measured at less than 0,1% each year.

Very low risk of flood from rivers and sea.

Very low risk of flood from surface water.

Flooding from groundwater is unlikely in this area.

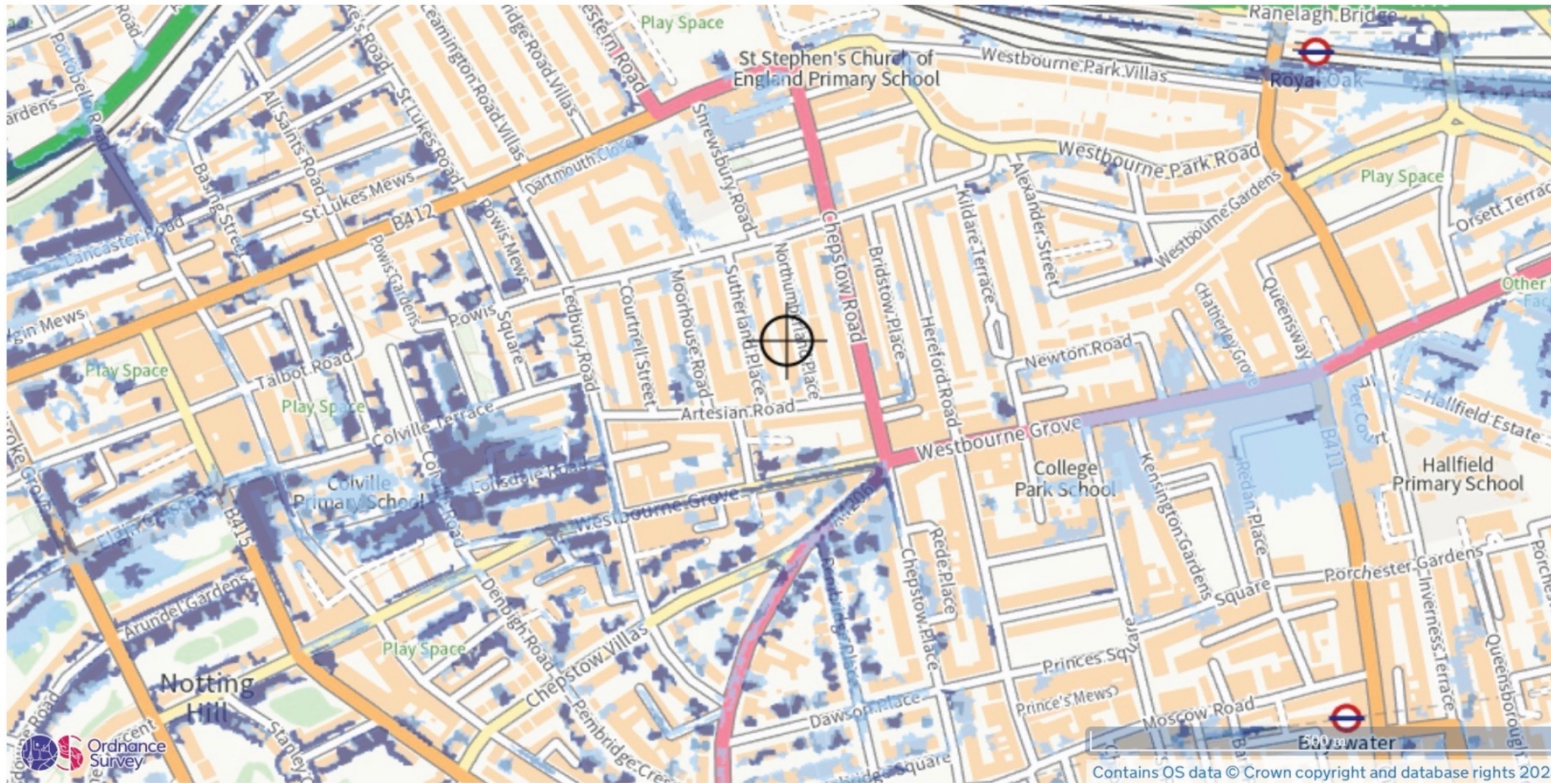
Flooding from reservoirs is unlikely in this area.



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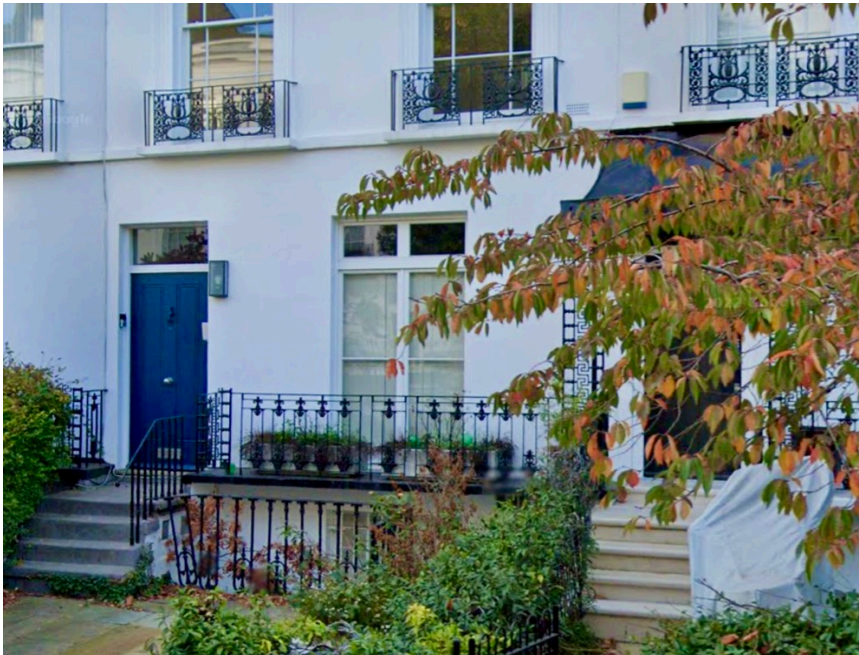


Northumberland Place has a very low risk of flooding measured at less than 0,1% each year.

● High ● Medium ● Low ○ VeryLow ⊕ Northumberland Place

## Conclusion

The works aim to make the dwellings more amenable, more sustainable and suitable for a modern family, the proposal preserves the Conservation Area as predominantly family dwellings.



45 Northumberland Place, front garden



45 Northumberland Place, the building