



MIRA A
Architecture + Engineering

45 NORTHUMBERLAND PLACE LONDON W2 5AS

Heritage Statement 21.12.2023



Heritage Statement



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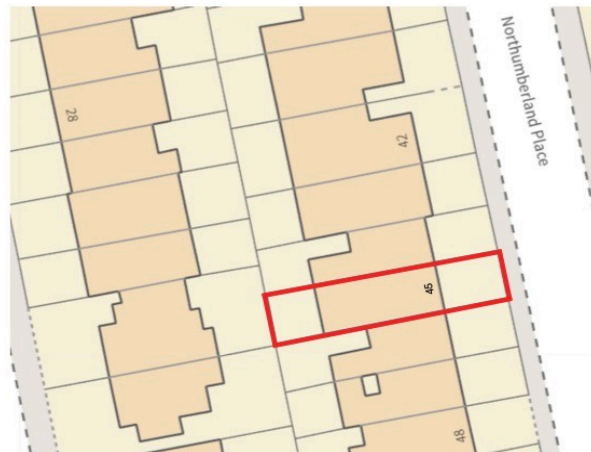
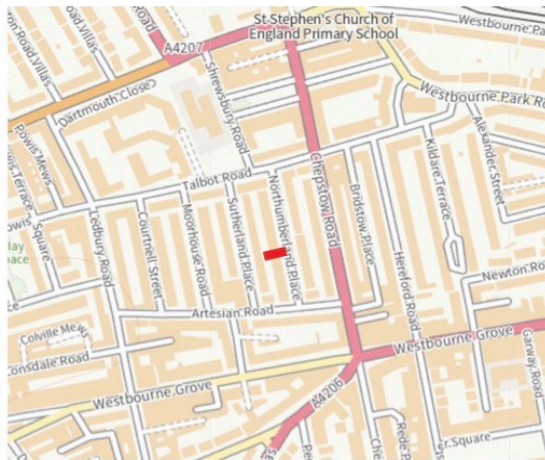
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Summary

This document has been prepared by MIRA A Architecture + Engineering for the purpose of obtaining Planning Permission for the extension of the existing front Lower Ground Floor 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 **Council**).

The property is not Listed.



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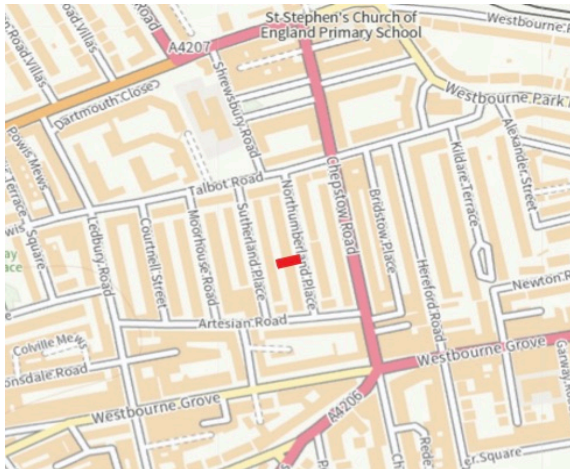
The Wider Location

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.

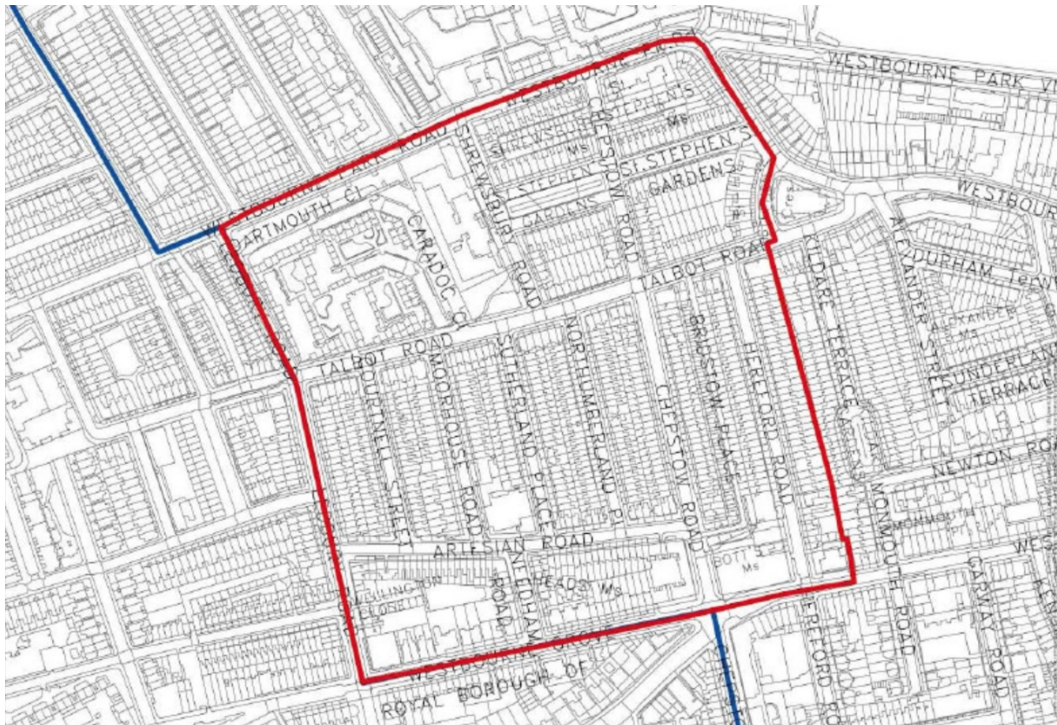
The area is known for its rows of Victorian terraced houses, many of which were constructed during the Victorian era's expansion of London.



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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The document “Westminster’s Conservation Areas – Character Overview” describes the area within the Westbourne Conservation Area as was laid out and developed largely from 1850-1855, following the earlier rapid urbanisation of Bayswater and Paddington to the south and east, the rapidity of urbanisation produced architectural forms and townscapes that are recognisably coherent, comprising both terrace and villa developments.

Westbourne Conservation Area is predominantly residential, apart from Westbourne Grove, a Victorian shopping area with Mews workshops, several buildings are Grade II listed, including the two churches, St. Stephen’s on Westbourne Park Road and St. Mary of the Angels on Moorhouse Road.



Westbourne Grove shopping area



Westbourne Grove shopping area



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Northumberland 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.



Northumberland Place North View

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45 Northumberland Place

No 45 Northumberland Place is a 5 storey mid-terrace single family home located on the west side of Northumberland Place, The building is set behind a paved front garden on the west side of Northumberland Place. The building and its immediate neighbours are not locally or statutorily listed. The Westbourne Conservation Area Audit SPG states that the view south along Northumberland Place is a regular gridiron of streets which is characteristic of the southern half of the Conservation Area.



45 Northumberland Place Front View



Northumberland Place North View

The property is Victorian, dating largely from 1850-1855, and is considered an ‘unlisted building of merit’. The Council’s Westbourne Conservation Area Audit SPG refers specifically to Northumberland Place, stating:

“the view south along Northumberland Place as a regular gridiron of streets which are characteristic of the southern half of the Conservation Area”.

The building has a white rendered finish up to the 4th level, the Roof at 5th level is slatted and set back behind the building parapet, 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 is still visible.

The building is generally in a state of disrepair and requires investment of time, effort, and resources to bring it to a good condition.

The building is set back with a generous front garden that provides off street parking, most of the front garden is paved, green hedges are forming the shared boundaries with the adjacent buildings. Below the front garden and linked to the lower ground floor rooms 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 Room by retaining extending and improving the existing space within the building. The space created is intended to allow for the creation of a Utility Room that will assist with the modern functioning of this family-sized dwelling and that will accommodate the needs of a modern family.

The proposed scheme has been designed to sympathetically sit within the local Conservation Area context.



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Overview

The proposed addition is confined to the front of the property and to the existing vaulted callers located directly below the front garden, the proposed work will not change the front elevations fronting public views, the public views will remain unchanged when comparing to the existing public views.



Existing Front View



Proposed Front View

The proposal would see the new area constructed externally with the same materials as the existing building to cohesively respect the existing building.

The proposal includes one new window facing west into the existing lightwell, the proposed window will match the style of the existing windows at lower ground level.



Photograph showing the Existing Lightwell at Lower Ground Level viewed from the entrance level.

The addition of external service stairs will allow for a secondary access at lower ground level.

The front elevation at ground level will remain unchanged, the garden at ground level will remain unchanged.

The proposed service stair will be designed to be in keeping with the existing context, the new railings will match the existing railings and will continue down to the Lower Ground Floor Level.

The aim of the proposed design is to maintain the historical aesthetic and architectural integrity of the building by matching the new with the existing railing and handrail to ensure a visual continuity with the original design.

The use of identical materials will seamlessly blend the new with the existing.

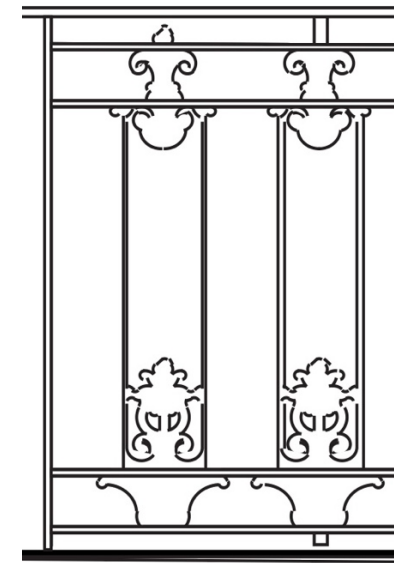
The design of the new stairs will mirror the style, patterns, and details of the current railing and handrail to create a cohesive look] while replicating the existing style, the new stairs will prioritize safety measures, including appropriate dimensions, tread depth, and handrail height and will be visually attractive through good architecture sympathetic to the local character and history.



Existing railings



Existing railings



Existing and proposed railing to match

Heritage and Design

The property falls within the Westbourne Conservation Area.

The Council's Westbourne Conservation Area Audit SPG refers specifically to Northumberland Place, stating "*the view south along Northumberland Place as a regular gridiron of streets which are characteristic of the southern half of the Conservation Area*".

Policy 38 of the City Plan 2021 encourages that all development will positively contribute to Westminster's townscape whilst having regard to the character and appearance, materials, scale, and massing.

Policy 39 aims to preserve or enhance the character and appearance of Westminster's conservation area. Features that contribute positively to the significance of conservation areas and their setting will be conserved, and opportunities taken to enhance conservation areas and their settings, wherever possible.

Paragraph 130 of the NPPF (2021), seeks to ensure that developments be visually attractive through good architecture and be sympathetic to local character and history.

The proposal seeks to add space and height to the existing vaulted cellars to allow for improved accommodation at Lower Ground Level with the creation of a utility room.

The aim of the proposed design is to improve the overall functionality of the property without compromising its existing character, the proposed design will positively impact the preservation and improvement of the Conservation Area.

The proposed works align with the guidelines and objectives set for maintaining and enhancing the area's historical architectural significance by ensuring that the alterations complement the existing structure while contributing positively to the preservation and enhancement of the surrounding Conservation Area.

Conclusion

The works will ensure that the principal elevations fronting the public views from the Conservation Area are unaffected. The proposal preserves the Conservation Area as predominantly family dwellings.

The works aim to make the dwellings more sustainable and suitable for a modern family. The minor addition is considered to preserve the appearance and character of the Conservation Area.

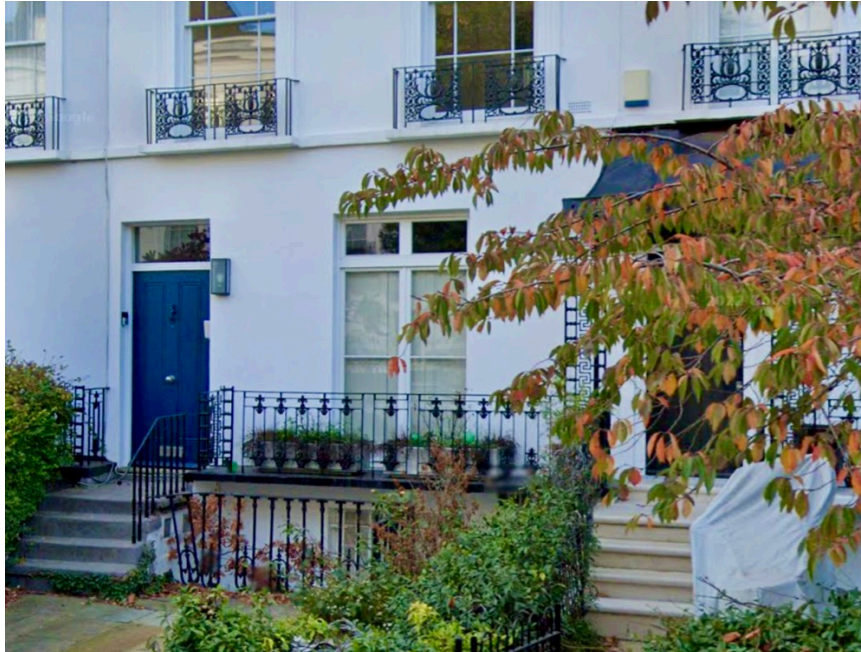
Paragraph 130 of the NPPF (2021), seeks to ensure that developments be visually attractive through good architecture and be sympathetic to local character and history.

Westbourne Conservation Area would therefore be preserved and enhanced in line with Policy 39 of the Westminster City Plan.



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45 Northumberland Place, front garden

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45 Northumberland Place, the building