



DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
HOUSEHOLDER PLANNING/LISTED BUILDING CONSENT
AT
41 KINGS ROAD, WINDSOR



Date: 22 December 2023

Our Ref: 222736 REV a



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1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by Gateley Smithers Purslow in support of a householder planning and listed building consent to remove the existing conservatory and erect a single storey rear extension, together with internal alterations, at 41 Kings Road, Windsor.
- 1.2 Gateley Smithers Purslow are a national multi-disciplinary consultancy consisting of Architectural, Planning, Heritage, Engineering and Surveying Professionals.
- 1.3 This statement should be read together with all existing and proposed drawings as well as the supporting Heritage Statement. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application. This statement follows the guidance of the Design Council and the CABE publication ‘Design and Access Statements – How to write, read and use them’. Where required it also takes guidance from Historic England advice Note 12 ‘Statements of Heritage Significance in Heritage Assets’.

2.0 PLANNING HISTORY

- 2.1 An extract of the local public access identifies some planning history for the property.

- **ERECTION OF A TWO STOREY REAR EXTENSION**
Ref. No: 93/01663/FULL | Status: PER
- **ERECTION OF A TWO STOREY REAR EXTENSION**
Ref. No: 93/01664/LBC | Status: PER
- **REPLACEMENT AND ENLARGEMENT OF EXISTING GROUND FLOOR WINDOW AT REAR**
Ref. No: 93/01665/LBC | Status: PER
- **Erection of conservatory at rear**
Ref. No: 96/74776/LBC | Status: PER
- **Erection of conservatory at rear**
Ref. No: 96/74777/FULL | Status: PER
- **Consent to erect a 1.83m fence and posts including trellis to northern boundary (retrospective)**
Ref. No: 03/84529/LBC | Status: Application Permitted
- **Erection of 1.83m fence and posts including trellis to northern boundary (retrospective)**
Ref. No: 03/84528/FULL | Status: Application Permitted



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2.2 This application follows a recent refusal on site for references 23/01600/FUL & 23/01601/LBC titles 'Part single storey side/rear extension, replacement roof to existing upper ground floor rear element and alterations to fenestration following demolition of existing conservatory.

2.3 The reasons for refusal for the planning app is outlined below :-

- 1 The proposed development, by virtue of its scale, height, design, materiality and extent of intervention, is harmful to the character, appearance and significance of the listed building, resulting in an irreversible loss of historic built fabric. The proposed development would also have an adverse visual impact on the settings of the adjacent listed buildings within Brunswick Terrace, the group value of the listed Brunswick Terrace, the setting of the listed Windsor Great Park and the character and appearance of Inner Windsor Conservation Area. No public benefits that outweigh the less than substantial harm caused by the proposal have been identified. The works are therefore contrary to Section 16 of the NPPF (2023), Policies QP3 and HE1 of the Royal Borough of Windsor and Maidenhead Borough Local Plan (2022) and the Borough Wide Design Guide SPD (2020).

2.4 The reasons for refusal of the listed building consent is outlined below:-

- 1 The proposed works, by virtue of their scale, height, design, materiality and extent of intervention, would be harmful to the character, appearance and significance of the listed building, resulting in an irreversible loss of historic built fabric and failing to preserve the original plan form which is a feature of its special architectural interest. No public benefits that outweigh the less than substantial harm caused by the proposal have been identified. The works are therefore contrary to Section 16 of the NPPF (2023) and Policy HE1 of the Royal Borough of Windsor and Maidenhead Borough Local Plan (2022).

2.5 This revised proposal has taken into account comments raised in the reasons for refusal and references the officers delegated report.

3.0 HERITAGE AND SETTING

3.1 This application is supported with a Heritage Report to describe the special character and setting as well as the significance of the Grade II Listed Building in the Conservation Area. It assesses the proposal against the sensitivities of the property and its wider setting.

4.0 USE

4.1 The terraced property is a single dwelling. This proposal will not change the use. The adapted space will improve the accommodation within the property to provide sustainable spaces for modern living for this family as well as working from home capabilities.



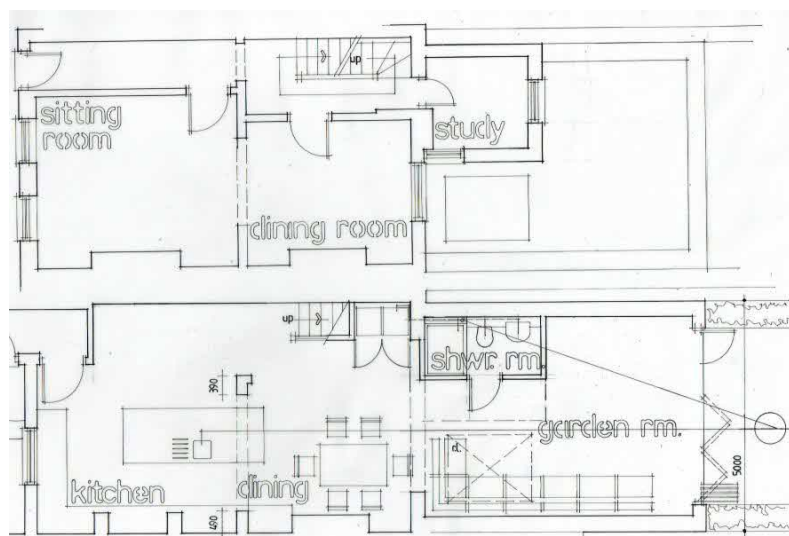
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5.0 LAYOUT

5.1 The dwelling is spread over 4 storeys and consists of a front parking court and lower and upper ground access. At the rear a long garden borders the 'long walk' to the castle. The rear consists of a two-storey outrigger and single storey conservatory. The conservatory is to be removed as part of this proposal to accommodate the single storey extension.

5.2 The proposal seeks to alter the internal arrangement of the lower ground to create an open plan kitchen and family room that can open up to the generous garden via a new single storey extension in lieu of the conservatory. It is noted in the heritage statement that this floor has already been modified and features modern doors. The conservation officer comments received on the previous refusal outlined the loss of historic fabric. This proposal therefore shows more defined returns and piers to clearly show the position of walls. This will aid the reading of the plan form of the basement level much like that done on the neighbouring approved plan for No 39 below. The plan below shows through dashed lines the extent of internal and external walls to be removed. This proposal seeks to replicate this and also maintains a pier in the middle of the room. The internal alterations also include installing a utility room and WC at lower ground which will require modification of the existing outrigger at basement level. As can be seen in the layout below for No39 the lower element of the outrigger has been adapted with a new shower room.

In the CAD extract overleaf both the approved plan for No39 can be seen alongside the proposed plan for No41. The proposed layout further adopts masonry piers to allow the former plan form to be legible.



Extract of No39 approved lower grd floor plan



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CAD extract showing No39 approved layout with the proposed layout for No41



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- 5.3 On the upper ground the existing WC will become a work at home office. The rear upper ground rear extension has been removed as part of this application.
- 5.4 Also on the upper ground a new stud wall and door is introduced at the head of the stairs. This will feature joinery to match the rest of the property.
- 5.5 The historic OS maps below show an outrigger free plan on the terrace in 1881. The 1938 extract show an outrigger to No45.



1881 OS extract



1938 OS extract



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6.0 AMOUNTS

- 6.1 The application is supported with existing and proposed plans and elevations to delineate the amounts. The proposal is careful to consider the impact on the historic fabric and especially the over character. It takes into account comments received on the recent refusals by removing the upper ground floor extension and increasing the piers and returns on the basement floor to allow more of the layout to be readily legible.
- 6.2 The proposal aswell as improving layout, use and appearance will also allow for works to be carried out to investigate ground conditions to further ensure the long term preservation of the heritage asset.

7.0 SCALE

- 7.1 The rear single storey extension is designed with a parapet to match that of the neighbouring property. The parapet will cloak plateau rooflights.
- 7.2 Comments received from the previous application refer to the proposal to infill at upper ground floor. This is removed from this application.

8.0 LANDSCAPING

- 8.1 The rear garden patio area will be altered to suit but will largely remain unaltered.

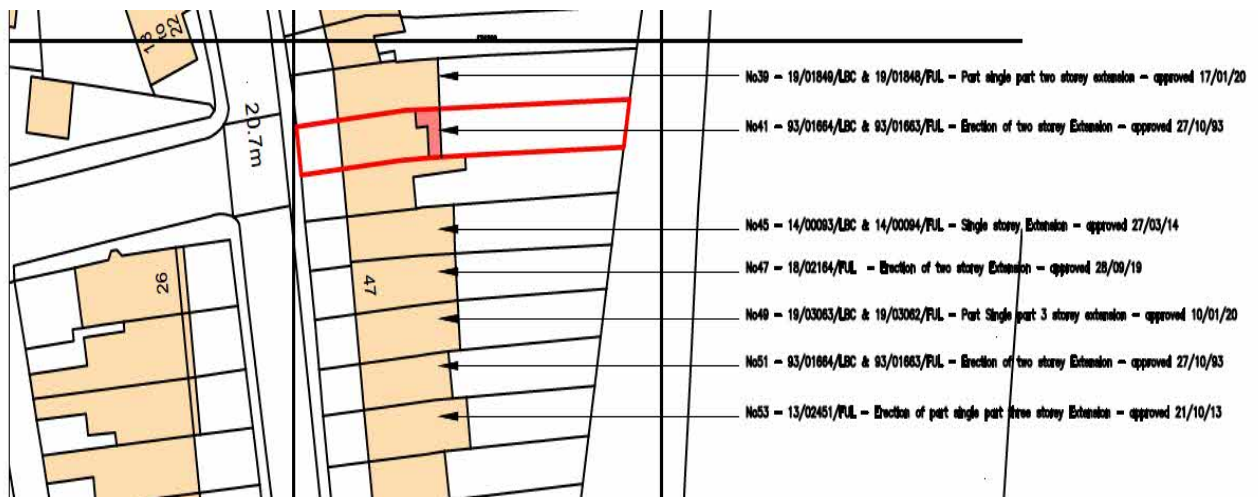
9.0 APPEARANCE

- 9.1 The terrace is constructed in London stock brick with fine yellow brick gauged flat arches over sash windows with multiple glazing panes. On the street side the Georgian Terrace retains its distinct architecture. Each property has been altered to the rear facing the Long Walk (Grade I Listed) to varying levels. These range from single to three storey additions of varying appearance and form. A common scale and use of materials is not evident on the rear of the terraces. No.41 has been subject to adaption and addition in the past with a mid 20th century rear outrigger as well as internal layout alterations to the basement or lower ground floor. Filling the gap between the outrigger and the long single storey extension of No43 is an aging conservatory. Removing this conservatory will improve the visual completeness of the rear and with the flat parapet roof allow the reading of the rear windows and proportions when viewed from the Long Walk.



- 9.2 The extensions will be constructed in a brick to match that of the rear façade. The pebbledash render will be removed and replaced with a more sympathetic lime wash render. The existing felt roofing membrane will be replaced with a more robust and attractive lead effect single ply membrane.
- 9.2 Windows and doors will be carefully considered (through condition) to ensure they maintain the character and setting. The ground floor consists of a bi fold door featuring glazing bars.
- 9.3 The proposal will remove the conservatory and bring an order to the appearance of the rear improving the appearance. The extensions use crisp lines with appropriate scaling and detailing to provide an attractive and considered adaption to the property and the wider setting. It is acknowledged in the delegated report and conservation comments on the previous application as well as the various other applications that have been approved on the terrace that the rear is a mixed bag of treatments. This proposal will therefore help bring some order to the northern end of the terrace.

The annotated map below shows recent approvals to the terrace which have range from single to three storey additions including internal alterations. The images in the photos section of this statement further illustrate the variety of treatments carried out in recent times.



- 9.4 As part of this proposal the rear external pipework will be rationalised to improve the appearance further. Removing the cluttered and sporadic pipe routes into two black metal effect pipes for storm and foul. The extensions will also feature matching rainwater pipes and hoppers. It is therefore considered that the proposal puts forward a sensible and practical solution to add to the rear of the property. Allowing the design to complement the needs of the family whilst bringing positive enhancements to the reading of the building. Largely adopting influences from the neighbouring No39 will bring an order at the northern end of the terrace.



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10.0 ACCESS

10.1 Both internal and external access will be improved including a ground floor WC.

11.0 PHOTOS

11.1 The following is a series of photos of the application property followed by photos of other properties that have been adapted along the terrace.



Front elevation of the terrace – application property 3rd from the left.



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Images of the rear of the property.



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Images of the rear of the terraces.