

Third and Fourth Floor Flat, 69 Kensington Gardens Square, London, W2 4DG

Heritage Statement

Introduction

This Heritage Statement has been prepared in support of a Listed Building Application for the internal refurbishment of the existing two storey flat at the third and fourth floors of 69 Kensington Gardens Square, London, W2 4DG.

It has been prepared in accordance with Local Authority guidance and should provide sufficient detail to understand the potential impact of the proposal on the heritage asset's significance.

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Fig. 1: Front facade of 63-71 Kensington Gardens Square.

1.0 Statement of Significance

The property is an integral part of a Grade II Listed terrace of nine, six storey, townhouses. Along with many of the other properties, No. 69 has been historically converted into flats. The flat in question occupies the third and fourth (attic) floors.

The Listing covers Nos. 63 to 71 and the official list entry (ref. 1217737) provides specific details relating to the articulation of the facade; also recorded is that the terrace forms an integral part of Kensington Gardens Square.

The interior of the flat has been significantly altered over its life; presumably as part of its conversion from a single family dwelling into flats. There is some limited evidence of original decorative historic features. These would appear to include some skirtings, cornices and windows.

A photographic record is included within the application documents.

2.0 Schedule of Works

Drawings 922_02 and 04 show the existing and proposed conditions together with a summary of the proposed demolition.

2.1 At the third floor the proposed works are:

2.1.1 Formation of a door opening, off the stair landing, into what will be a new small study.

2.1.2 Construction of a timber partition to divide the study from the kitchen.

2.1.3 Strip out and replacement of the existing kitchen appliances, cabinets, worktops and tiled splash backs.

2.1.4 Construction of a timber stud enclosure to form a WC.

2.1.5 Replacement of the laminated floor finish.

2.2 At the fourth floor the proposed works are:

2.2.1 Demolition of the dividing wall to the front room to reinstate the original proportions.

2.2.2 Construction of timber stud partitions to form an en-suite bathroom in the centre of the plan.

2.2.3 Replacement of sanitaryware and tiling in the existing bathroom at the rear of the plan.

3.0 Assessment of the impact of the Works

The works have been designed to minimise their impact on the existing building.

Where present, existing fibrous plaster cornices and hardwood skirtings will be retained. No works, other than redecoration, are proposed to the existing windows.

Existing services routes will be reused.

Occupancy of the property will be reduced by the conversion of two small bedrooms into a master bedroom, more in keeping with the original scale of the property.

Cellular construction will be reinstated at the third floor by the formation of the small study room.

Poor quality laminate timber floor finishes will be replaced by higher quality solid engineered timber finishes.

Plain skirtings will be replaced with decorative versions to match the original design.

4.0 Justification for the Proposals

The property is in poor decorative order, and the majority of fixtures and fittings are aged and of poor quality. Historic works to convert the property have not been carried out sympathetically and have been to the detriment of the original layout and proportion of rooms.

The proposed works provide the opportunity to both reinstate decorative details and refurbish existing historic elements; thereby bringing the interior up to a level commensurate with the character of the front facade.

5.0 Sources and Expertise

5.1 Historic England; National Heritage List for England; Entry ref. 1217737

5.2 This Heritage report has been prepared by T A Greig Architects and Consulting Engineers, who have over thirty years of professional architectural experience in the design and refurbishment of historic structures; including significant heritage assets, listed and traditional buildings.

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