

19 Northumberland Place, W2 5BS

Heritage Statement

March 2024

FIFE · STUDIO
ARCHITECTURE + DESIGN

1.0 INTRODUCTION

The purpose of this statement is to describe the heritage significance of 19 Northumberland Place in the context of the wider historic environment. The proposals for alteration to the property will be discussed in the context of the local heritage significance.

This statement has been written on behalf of the applicant to support varying a condition on the approved application (ref: 23/00275/FULL) at the property 19 Northumberland Place.

This document should be read in conjunction with the following drawings and documents:

1. Proposed drawings included in this application:

100.1_Proposed Plans TO REPLACE approved drawing 100

200.1_Proposed Elevations TO REPLACE approved drawing 200

2.0 SITE DESCRIPTION

2.1 Introduction

The existing terraced property comprises 4 storeys and is part of a terrace. It is currently a single family dwelling.

There is an original 2 storey brickwork outrigger to the rear elevation. The main entrance is at raised ground floor level and there is existing secondary access at Lower Ground Level by way of the front lightwell. There are existing vaults beneath the front garden area at this level.



Fig 1.0 Aerial view of front elevations



Fig 2.0 Aerial view of rear elevations

4.0 DESIGNATIONS

No. 19 Northumberland Place is not statutorily listed as being of special architectural or historic interest.

The whole of Northumberland Place is situated within the Westbourne Conservation Area.

The Westbourne Conservation Area Audit (for City of Westminster by ABA Engineers adopted Feb 2002) describes significant townscape details in the conservation area. Northumberland Place can be identified within a description of "more modest terraces with unusually deep front gardens and a great deal of good ornamental ironwork are found in the western half of the area, in a grid of streets."

The Westbourne CA Audit identifies the railings to basement areas and walls enclosing front gardens as one of the most significant townscape details in the Conservation Area. On Northumberland Place, iron porches and balconies can be found, as well as ornate railings fixed to the house frontage, and these contribute to the area as a feature that "softens the architectural form and ties the building into the shrubbery and mature trees".

5.0 THE BUILDING

The development of Northumberland Place and surrounding streets dates from the 1840s.

The property at No. 19 is a mid-terrace house forming part of a distinctive terrace on Northumberland Place. This terrace is characterised by a rendered finish in varying pastel colour paints, with steps up from pavement level to the main entrances, and iron railings to the steps and adjacent balcony. This upper ground level is covered by a metal canopy with ornate metal supports. These strong visual details form part of the character of the conservation area.

The terraced houses on Northumberland Place all have a lower ground levels, mostly accessed by way of external steps into a front lightwell area. Many of the properties have made alterations at this level, which is mostly concealed below pavement level. Indeed 19 Northumberland Place has an approved design to replace the existing small front window here to lower the cill and add a taller sash window.

6.0 HERITAGE SIGNIFICANCE

The terrace on Northumberland Place, including No. 19, does contribute to the character and appearance of the Westbourne Conservation Area, but does not possess sufficient heritage significance to be statutorily listed. The terrace has a significance as a substantial piece of townscape contributing generally to the area, rather than as a building of special interest provided by listed buildings.

Protecting the contribution to the Conservation Area, maintaining and enhancing the significant townscape details is therefore important when looking any proposed development.

7.0 THE PROPOSALS + PLANNING HISTORY

It is proposed to alter the opening at lower ground level within the existing lightwell to the front of the house. The new glazed door would be painted timber frame to closely match the upper ground floor style glazing.

The width of the existing opening would be maintained, whilst the cill would be lowered to create a door threshold.

Planning permission has already been granted (REF: 23/00275/FULL) for alteration to this existing opening. Please refer to the enclosed planning statement and proposal drawings.

A search of Westminster online planning history also found relevant planning application associated with the property:

June 2011 - Permission Granted

11/01691/FULL - Erection of single storey rear infill extension at lower ground floor and extension of closet wing at upper ground floor half landing level in connection with single family dwelling.



Fig 3.0 - View from street side



Fig 4.0 - View of 19 Northumberland Place front elevation

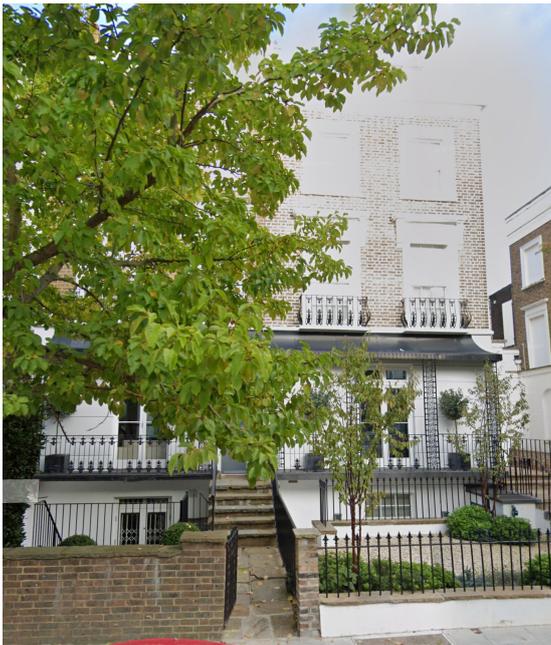


Fig 5.0 + 6.0 - Northumberland Place front elevations with varying lightwell window / door openings

8.0 COMMENTARY

It is necessary to ascertain whether the proposal would have a positive, negative or neutral impact on the character or appearance of the conservation area. This would establish whether the proposal was acceptable in heritage terms.

The contribution to the character and appearance in the conservation area of this terraced house is within the features that 'ties' the terrace together. The ornate ironwork and metal canopies form a strong feature that should be maintained or enhanced to protect the appearance and heritage significance.

The lower ground lightwell openings do not form an important part of the character of the terrace. The existing neighbouring houses within the same terrace all have varying opening sizes and configurations, which can not be readily noticed from the street due to the change in level from the pavement, the unusually deep front gardens and small lightwell openings.

The proposed modest enlargement of the opening at this lower ground level will take its place in the already various altered openings on the front elevations at this level, and will therefore contribute no significant change. These openings are only readily available to public view by entering onto the private front garden of these properties and from the street are very obscured.