



109 Gloucester Terrace
London W2 3HB

HERITAGE STATEMENT

CLIENT: Guido Ampollini

PRECIS

A Heritage statement has been prepared in response to proposals to make changes to the top floor flat. A change is intended to the windows to improve the residential experience, as well as to upgrade existing Pvc frames. The scheme will, by nature of its location within an important building, have implications on the architectural heritage of the property. The report assesses the means by which changes can be done in a way that minimises the impact on historic fabric whilst realising the benefits of improved residential comfort. An assessment of its architectural and historical significance is followed by a summary appraisal of the changes against design criteria, demonstrating that the changes are appropriate and the plans for replacing some windows do not harm the special character of the building.



23rd February 2024

DRAFT

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1.0 INTRODUCTION

1.1 Background

This report is intended to support applications for planning permission and listed building consent to be submitted to Westminster City Council on behalf of Guido Ampollini. The report demonstrates the architectural and historical significance of no 109 Gloucester Terrace and assesses the impact of changes proposed to the interior, on the special interest of the listed building.

Balancing development within the historic setting of Bayswater is an exercise that demands a level of understanding, observation and sensitivity. The starting point of such an analysis is in understanding the historic context of the building (Section 2) and defining the qualities of the building and its significance (3.4). It is then possible to assess the degree to which the proposals will cause an impact on the historic and architectural character of the building.

In an earlier (2007) application, Westminster City Council approved a suite of alterations to Flat 5, the top floor maisonette. The assessment below defines the significance of the building and shows the degree to which highly changed elements contribute to the special interest of the building.

An assessment of the heritage asset is important in allowing the impact of the proposals on the conservation of the building to be fully understood. The Heritage Assessment found in Section 4 shows that where there is important internal historic fabric or layout remaining in situ, it is being conserved. This follows the overriding principle of the scheme which has been to promote a 'conservation-led' approach to change at the building so as to provide interior space in keeping with the needs of the occupant and the requirement for quality residential use in the district. Furthermore, the prerogative to have window technology is a necessity which all users in the building should benefit from.

These proposals will mean the building can be optimized into full use and the maisonette flat itself will be preserved for future generations to enjoy. It is highly desirable to expect all changes to be unified within the setting of Gloucester Terrace and the historic centre of Bayswater.

It is welcome that the changes will respond to the current demands for comfort and heat regulation. There is a growing demand for new development to meet the sustainability thresholds for habitable accommodation. Energy efficiency is also a requirement for all buildings.

It is of heritage benefit that the applicant is committed to working with the building and has designed the interventions so as not to interfere with the known historic layout or with any surviving fabric found inside structure.

Section 43 of the Planning Act 2004 requires that a statement covering heritage principles is submitted with an application for listed building consent. This statement is known as a Heritage Statement. The purpose of this statement is to clearly set out and consider all the relevant aspects of the proposed development, the justification for the listed building works, the national and local planning policy relevant to the application and an assessment of how the proposed development accords with those requirements.

Proposal

The building is a white stucco fronted Victorian terraced house with curved bay windows at the front of the house on all floors. These curved windows are a feature of the properties on this section of Gloucester Terrace, The building has been converted into 5 separate dwellings.

The flatted property is located mid-terrace and is defined by the porch, bowed bay and 1st floor bombe balcony. The building, along with the rest of the adjoining terrace, is Grade II Listed and located within the Bayswater Conservation Area.

The listing pays no reference to its internal character and it is likely that its earlier tenants have adapted the spaces for their own residential uses. The adaptation of internal areas and changes to fittings and fixtures are typical of alterations commonly made to buildings.

The third floor has already seen some adaptation to suit the needs of a residential space, with partition walls, fittings and furnishings introduced at points in its history to cater for changes in taste and residential needs. Indeed, listed building consent was granted for the internal refurbishment, including the removal and reconstruction of the staircase and partition walls in 2007.

The building is not thermally efficient and there is a mixture of windows in the Flat, with both PVC and wooden frames identified. It is proposed to change the windows and exterior doors to balconies with double glazed glass.

The statement provides justification for the changes to the windows. All of the works proposed for the internal areas are taking place within the shell of the existing. The windows have been surveyed from both within/ outside and the changes to the glazing will utilise modern window technologies that fit in heritage frames. The sash windows will be made of timber and also have the reflective qualities of historic glass.

The statement will outline the rationale and method towards the scheme, indicating that such changes can be introduced in a way that works within the existing historic fabric and is sensitive to the character of the historic building.

This report is based on information collected from site survey. A collation of existing written and graphic information has been assessed in order to identify the character, extent, and significance of the known historic interest in the resource, including their local, regional or national significance as appropriate.

This assessment has relied upon:

- Westminster City Plan : Strategic Policies adopted November 2016
- Westminster Unitary Development Plan adopted 2007
- SPG - Repairs and alterations to listed buildings – adopted, 1995
- Bayswater Conservation Area
- Department for Communities & Local Government, NPPF, 2023
- Historic England Conservation Principles, Policies and Guidance, 2008
- Greater London Authority, London Plan, 2021
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

1.2 Methodology

The Heritage statement gives an approach to understanding the special interest and significance of the listed building. In keeping with NPPF, the material considered in this review is proportionate to the listed status of no 109. As the building is located in the Bayswater Conservation Area it is also important to recognise its importance as part of this designated area and the general townscape. The architectural and historic context of the site is covered in Section 2 of this report.

Section 3 goes on to assess the current status of the internal spaces with a view to judging the degree of importance it has on the listed building. The understanding of the status of the internal space is given by elements such as the staircase, windows and decorative features.

It is important to identify any historic scheme of decoration that should be preserved. Assessment of the internal spaces has isolated features such as mouldings around windows and doors. Where these are evident and thought to be original they would need to be isolated and treated with sensitivity.

Section 4 outlines the rationale and method towards the new scheme, indicating that such changes can be introduced in a way that works within the existing historic fabric and is sensitive to the character of the historic building.

This report is based on information collected from a variety of primary and secondary sources, including local records and photographs. A collation of existing written and graphic information has been assessed in order to identify the character, extent, and significance of the known historic interest in the resource, including their local, regional or national significance as appropriate.

Although the Council may take a prohibitive stance towards alterations to windows, closer inspection shows these elements have been subject to much change in earlier times. The alterations to the flat in 2007 may well have included the update of windows.

Necessary alterations can be made sympathetically without losing historic or architectural integrity and effecting the significance of the building. The proposed alterations are based on an accurate understanding of the significance of the asset including the structure, architectural character, historic fabric and detailing of the original building.

Any surviving original features, material and plan form that contribute to the significance of the asset will be retained and new materials are chosen which are appropriate and do not detract from the interest of the heritage asset.

1.3 Legislation and Policy Considerations

National

The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building. Section 72 imposes a similar duty in respect of preserving or enhancing the character or appearance of a conservation area.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – the legislation which provides for the designation and protection of listed buildings and their settings.
- The National planning policy framework, Revised Dec 2023 (NPPF), in particular ch 16.
- The London Plan (published July 2016, revised in 2021).
- Bayswater Conservation Area Appraisal

The NPPF builds on a history of legislation and guidance requiring local planning authorities to identify areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and then to pay 'special attention to the desirability of preserving or enhancing the character or appearance of those areas'. Heritage assets are the all-encompassing tenant of the conservation strategy.

The NPPF does not change the statutory status of the development plan as the starting point for decision making. At the heart of the NPPF is a 'presumption in favour of sustainable development'. Section 16 of the NPPF seeks to conserve and enhance the historic environment, recognising that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Of particular relevant are the following paragraphs:

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

208. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

207. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Mapping and assessment in **Section 2** demonstrates how the past has shaped the present landscape and it provides the evidence base required for plan making. It shows the development of the history, fabric and character of this part of London with an understanding of its origins, how and why it has changed over time.

This information helps understand the impact of a proposal on a heritage asset so as to avoid conflict between the heritage asset's conservation and any aspect of the proposal.

In accordance with the National Planning Policy Framework (NPPF), the document will provide sufficient information about the heritage significance of the building and its contribution to the character and appearance of the conservation area to determine the application. Furthermore, it assists the local authority's duty to have special regard to the desirability of preserving the setting of listed buildings and of preserving the character and appearance of the conservation area.

Regional & Local

At a regional level the London Plan (July 2016)¹ provides the London wide context within which individual boroughs must set their local planning policies. Policies on public realm and Heritage led regeneration advocate schemes that utilise heritage assets to help stimulate environmental, economic and community growth. Policy HC1 'Heritage conservation and growth', is considered of relevance as it seeks to ensure heritage assets are safeguarded.

Local Plan

The Westminster City Plan (2019) was adopted in September 2019. Local policies stated here encourage development to enhance the character of historic areas and preserve the special character and historic interest of certain buildings.

The Council pays particular attention to design matters when considering planning applications, to ensure that the character of the building is enhanced and protected. Policies relevant to this scheme include Policy CL4 Heritage Assets (Listed Buildings, Scheduled Ancient Monuments and Archaeology).

Policy CL4 requires proposals to preserve listed buildings and to preserve and enhance features of special architectural or historic interest that a listed building possesses. Given the architectural fabric and features of the building along with the elements of the original layout that are likely to contribute to its significance, an assessment of the proposed alterations is needed.

The long-term management of heritage assets is essential and the Council will ensure that adequate measures are taken to maintain heritage assets which may, through neglect, fall into disrepair and result in irreparable damage or loss.

Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.

¹ The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

2.0 HISTORIC AND ARCHITECTURAL CONTEXT

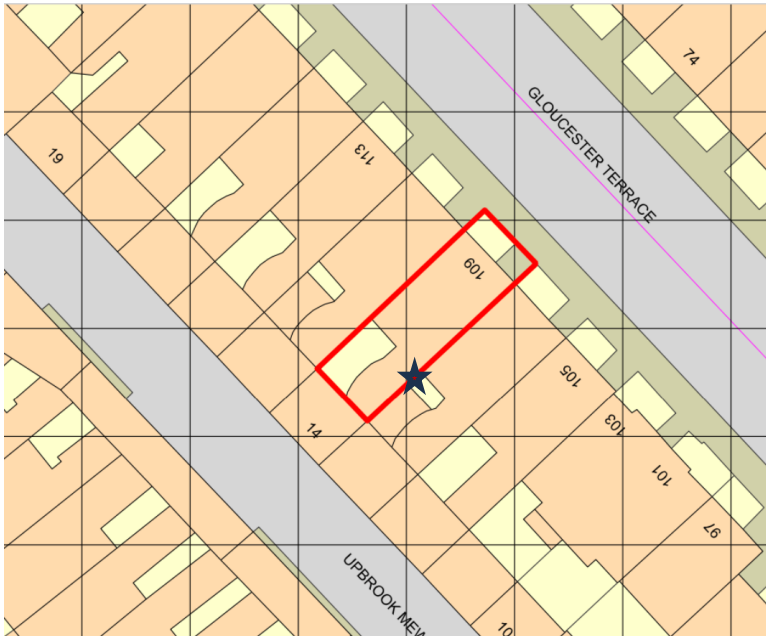


Figure 1: Site Location

2.1 Summary History of Bayswater

The development of Bayswater as a fashionable residential area commenced in 1827 when the area of land between Praed Street, Edgware Road and Bayswater Road was laid out. This was followed by subsequent development westwards over the century. The scheme involved an inter-related pattern of wide streets, crescents and squares planned on either side of the two main boulevards, Westbourne Terrace and Sussex Gardens.

18th/19th century Tyburn

In 1742 the whole area was farmland, part of the bishop of London's Paddington Estate. At the south eastern tip lay Tyburn field with a single structure marked, possibly connected with the gallows (1739 Roques map).

The parish, being the closest to London, was affected by the building Act of 1795, where the Grand Junction Canal Company had been given permission to develop part of the Bishop of London's estate for the Paddington Canal basin in 1795. Successful schemes for the Marylebone side of Edgware Road influenced not only the decision to build on the Paddington Estate but also the layout devised by the bishop's surveyor Samuel Pepys Cockerell, who had already designed the Foundling hospital's estate in Bloomsbury.

Cockerell's plan envisaged the alignment of a wide avenue running north-east to link the Uxbridge road with the western end of the New (later Marylebone). The grand squares and terraces of Tyburnia (also known as Hyde Park Estate) were built between 1807 and 1815 and as the arrival of the Great Western Railway at Paddington in 1838 also attracted further development and growth.

³ The Building Acts of 1795, which authorised the Grand Junction Canal Co. to cut its Paddington branch and the bishop of London and trustees for his lessees, to build on the Paddington Estate, are regarded to have opened the parish to London's sprawl.

A rough division can be drawn between the area which is properly known as Tyburnia, laid out from 1807 for the Church Commissioners, and Bayswater which is, essentially, everything to the west of this. The first building agreement made in 1807 between the trustees for the beneficial lessees of the Paddington Estate included the tall stuccoed houses of Connaught Place which had their principal rooms overlooking the park. The development of Connaught Place preceded the development of the rest of Bayswater from 1827 as a fashionable residential area.

The development of Connaught Square and its related service streets very much on a traditional Georgian model. There followed the series of crescents and squares and boulevards, culminating in Sussex Gardens to the north.

By 1828 about a third of the triangular site between the Uxbridge road, Edgware Road, and Grand Junction Street had been filled in. Progress was made in the humbler area farther north, where land had been leased to the Grand Junction Canal Co. and the Grand Junction Waterworks Co. South Wharf Road, Praed Street, Sale Street (later Place), most of Market (later St. Michael's) Street were all laid out at this time.

Building activity in Bayswater, while increasing from the late 1820s, remained fragmented and for most of the 19th century a few private speculators, many of them builders (such as James Ponsford and William Crake) acquired several plots in different streets.

Most of the area was developed with terraced houses: During the 1830s, stucco became more popular under the influence of John Nash's development around Regents Park, most of the later terraces are stucco all over and generally taller (five storeys) with Doric porches.

Cockerel's successor in 1827, George Gutch, produced rather more economic and denser development, filling the area with squares and larger houses. Gutch successfully carried out the original scheme of extending the fashionable west end of London north of Hyde Park, producing what was hailed in 1851 as the capital's one example of the symmetry and variety of street planning (Bacon: Victorian map, 1879) .

Many of Gutch's final proposals, published in 1838, had already been carried out. Grand Junction Street having been almost completed as a tree-lined avenue, bordered by carriage roads called Cambridge Terrace to the north and Oxford Terrace to the south. It was at this time that the current uniform townscape that characterises Bayswater began to be set up, with an inter related pattern of wide streets, crescents and squares planned on either side of two boulevards, Sussex Gardens and Westbourne Terrace.

The surviving historic townscape north of Sussex Gardens is laid out on rather less generous proportions than the first historic phase of development centring on Connaught Square.

20th century

Most of the streets and all the squares formed by the main thoroughfares were occupied by the wealthy. In 1902 Tyburnia was chiefly an area for the rich and their servants, with some high-class lodging-house keepers and shopkeepers.

Pevsner declares it as one of the most attractive pieces of early 19th century planning in England. The relationship of Mews buildings with Sussex Gardens has been recognised as representing the class hierarchy as the wealthy lived in the latter and were served by the former.

Bayswater remained intact until the early 20th century when the frontages facing Hyde Park began to attract speculative flat-builders. After the First War there was major rebuilding along Edgware Road with almost all four storey terraces being demolished as far as Praed Street. Re-building occurred on widely scattered sites, as some large houses were replaced by flats, shops, hotels, or smaller houses, others were subdivided, and mews dwellings converted into 'bijou residences'

However, as a more desirable place to live and with no shops, Bayswater Road underwent little rebuilding and only a few of the largest houses became offices or institutions and others were subdivided. Changes in appearance were carefully controlled by the Paddington Estate, through leases which often specified the height and materials of the new buildings. The area remained upper- or middle-class.

North of Sussex Gardens there was also some scattered rebuilding, although not enough to alter the character of the area. New buildings included a telephone exchange of 1935 (in Market (later St. Michael's) Street, London University's Lillian Penson hall of residence in Talbot Square, and projects carried out for St. Mary's hospital.

The historic core of the Bayswater area was gradually removed during the inter war years as leases fell due and two/ three storey terrace houses (mostly in brick and of a Georgian character) were developed in the centre of the estate. In response to the devastation of the 2nd War major redevelopment was also undertaken.

Haphazard rebuilding and conversions destroyed the uniformity of Gutch's Tyburnia before the Second World War. Although disfigured and with many neglected properties, particularly along its borders, an area so close to Hyde Park and Edgware Road remained desirable.

The greatest changes took place along Edgware Road, where almost all the four-storeyed terraced houses were demolished as far north as Praed Street. Church Commissioners began to sell in 1954, dropping the name Paddington Estate in favour of Hyde Park estate for the area south-east of Sussex Gardens, Maida Vale estate for the area north of the Regent's canal, and Lancaster Gate for most of the remaining property, in Bayswater or around Westbourne green.

In the late 1950s, a more radical replanning to the designs of Anthony Minoprio began with luxury flats between Edgware Road and Sussex Gardens and the offices along Eastbourne Terrace. The plan form and much of the built fabric of this area are therefore of value. Fortunately, Minoprio's plan stuck to the original street layout of the early 19th century and most of the architecture is good of its kind, well-mannered post-war building, which in places relates well to the earlier houses.

2.2 Conservation Area Character

The townscape of the Bayswater Conservation Area is uniform despite its being composed of several distinct areas developed over the period of about 70 years and by different estates and speculators using different architects. The street layout which is formed by a regular composition of streets and squares, enhances this impression of unity. In an area the size of Bayswater, the scale of each development was considerable and led to a coherence within each individual street.

The street pattern of Tyburnia was influenced by the overall form of the Church Commissioners' estate and by a few other existing features: the Grand Junction Canal, the Marylebone Road, the Edgware Road and the Harrow Road. The Bayswater rivulet which ran southeast into the Serpentine follows the line of Gloucester Terrace and so may have generated the roads parallel to it. Apart from these features, the area was crossed by several footpaths, some of which relate to existing streets.

The overall form of Bayswater, by contrast, which was built up by several different speculators according to different plans, can be traced back earlier field boundaries as well as several footpaths and tracks. This takes the form of a triangle with its apex corresponding to Cleveland Gardens and culminates in the massive mansion flats in Lancaster Gate. The scheme is interrupted only by the small villa quarter in Craven Hill, which predates the scheme, and the more modest service street of Craven Terrace.

Various speculators at the time included the King and Kingdom development which took its cue from Church Commissioners' layout, as they sought to continue the plan of Westbourne and Gloucester Terraces and then curving around on itself to accommodate the railway cutting. East of this the Capps and Yeo development is less adventurous as it was laid out as a grid the street pattern owes much to earlier land divisions and field patterns.

There are several large areas of nineteenth century architecture of mainly stuccoed terraces of housing with a variety of later, residential developments, in between. The area around the two grand boulevards of Westbourne Terrace and Sussex Gardens includes Gloucester Terrace and comprises thoroughfares of fine classical terraces on a grand scale. The composition of streets and squares from this time is of particular value bringing unity to the buildings of this period.

The character of the area remains predominantly residential, with many of the larger houses converted into flats, and numerous mansion blocks. There are also local shops, including along the southern side of Praed Street, and a series of open spaces with fine trees and formal squares, all forming essential elements in the townscape composition and character of the area. The built edge of Bayswater Road on the southern boundary forms the backdrop to Hyde Park and Kensington Gardens.

2.3 Development at Gloucester Terrace

The street was developed in the early Victoria era, with white stucco terraces that are characteristic of the wider area. The plans for the area had been laid out in 1827 by George Gutch, based on an earlier conception by Samuel Pepys Cockerell. Gloucester Terrace was designed largely by the architects William Kingdom and William King⁴.

The western section is close to the border between Tyburnia and Bayswater. The central section in which No 109 is located intersects with Craven Road and its eastern section terminates at Lancaster Terrace,

Map Regression

No 109 is first shown on the 1862 OS map, where, as today it is located in the central part of the terrace, sited between Charles Street West (Chilworth Street) and Craven Road. The buildings are the same width and plan form, with a return wing to the rear a recurrent theme throughout the terrace.



1862, OS

⁴ Cherry & Pevsner. London 3: North West. Yale University Press, 2002. p. 686



1964 LCC Photograph Library ⁵

Planning History

Internal works have mainly happened on all floors of the building, where space was subdivided to form the conversions to provide residential accommodation. This includes the removal and refurbishment of non-historic stud partitions within the maisonette, new floor coverings and joinery elements as well as internal redecoration throughout.

Drainage plans from 1926 illustrate the probably original layout of the rooms on the 3rd and 4th floors. The next series of available plans come from the major refurbishment undertaken in 2007, including some remodelling and alterations (07/01137/LBC refer). This consent provided the building with much of the layout that was present up until 2023. In the places where other changes have occurred (before the current owners occupation in October 2023) these have concerned one partition wall and some cupboards.

The consented alterations to Flat 5 (top maisonette) included the refurbishment of the existing maisonette, comprising new layout, partition alterations, new kitchen, bathrooms, Shower and WC. There were new fire security doors, a new plaster finish to the walls and tiling to the bathrooms.

Listed Building Consent was granted for the internal refurbishment, including the removal and reconstruction of partition walls in 2007. It also made plans to modify the Reception Area with a new fire curtain mounted parallel to a new staircase and new service/ prep counters formed in the kitchen. In addition, a new inner partition wall on one side of the staircase space was granted consent, thereby enclosing the staircase to the front bedroom. On the other side of the staircase a new partition wall with door was put up to separate the staircase from the lobby to the WC/ lift room at the rear.

It is important to note that in these works there were no features of architectural and historic interest removed. The cornicing and skirting were elements which had already been updated when the building was converted. In 2007 they did not form a uniform set of mouldings through the 3rd and 4th floors and their removal was implicit in the planning consent.

The staircases authenticity is closely linked to the former uses of the upper floors of the building in historic times. As a space, mainly utilised by the 'serving classes', the architecture of the 3rd and 4th floor did not garner the same attention as that of the lower floors. Indeed, it is possible to see the quality of the staircase on the ground to 3rd floors. Whilst the photos which accompanied the 2007 application show a plain looking wooden staircase with the pilasters and newel posts lacking the quality of that seen below.

⁵ London Metropolitan Archives, Ref no SC_PHL_01_275_64_6889

Cornicing is ordinary and lacks the mid Victorian quality of that see on the lower floors. The fireplace in the Reception Room is already blocked in and photo from 2007 shows that it was already reformatted and had a front standing hearth box.

At this juncture, a Schedule of Works was prepared to provide details on the exact nature, extent and method of work to be undertaken. The changes to the layout of the area around Reception given in 2007 are shown in Plan 1 and summarised as covering;

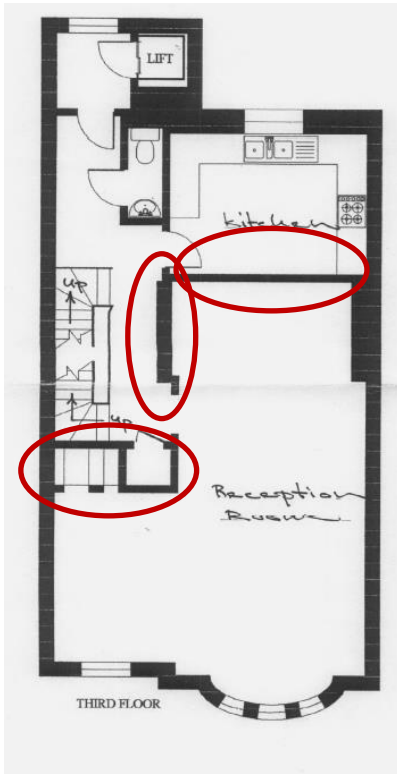
- Open plan kitchen/ reception, take out partition.
- Line of fire curtain
- Removal of partitions that enclose staircase – one new partition
- New flight of stairs

The survey found that the cornicing, ceilings, skirting boards, the stairs providing access to the fourth floor and partitioning are not original features of the building. This provided the premise for taking down the dividing wall between the kitchen and reception room and for also removing the partitioning that separated the kitchen and reception room from the stair hallway.

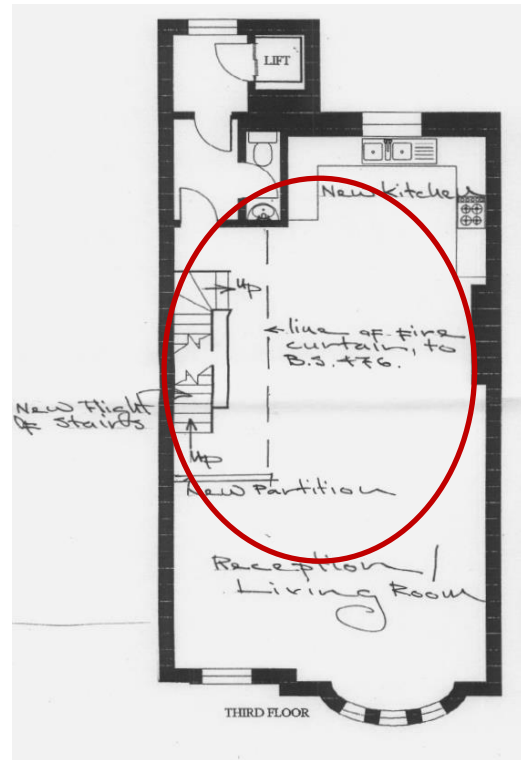
The refurbishment of the staircase was granted consent in 2007 with the existing flight of stairs between the third and fourth floors of the maisonette replaced by a new flight of stairs. The creation of new partitioning and fire curtain concealed in the existing floor construction around the stairway was a means of giving fire escape. The work to the new kitchen included pipe work, fittings and units screw fixed to the walls with the electrical services chased into the walls. Consent was given for the replacement of skirting boards with new boards to match the period of the building.

On the 4th floor of the building it was decided to retain the layout within the floor and the original features. It was thought that, in keeping with the third floor, the cornicing and skirting boards were not original features of the building and so could be removed. The floors and windows are a part of the original construction and so their alteration was not included in the plans.

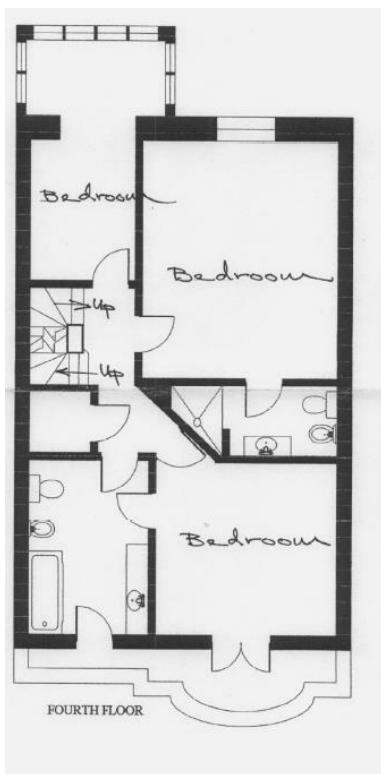
Permission was given for the refurbishment of bathroom interiors and the existing painted decorations, including new paintwork.



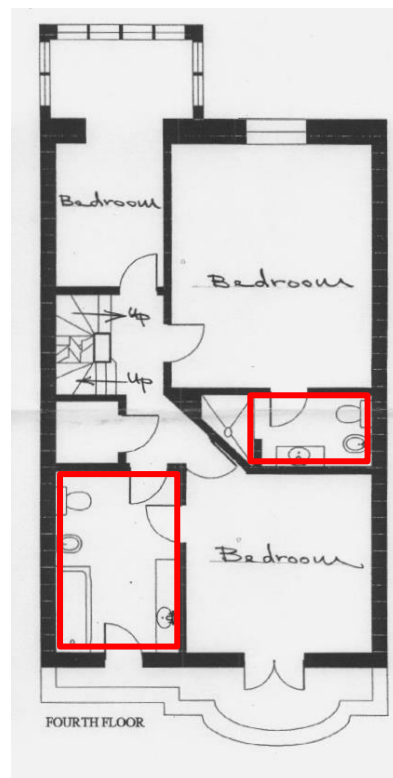
2007, Existing, 3rd floor 07/01137/LBC



Consented alterations in red 07/01137/LBC



2007, Existing, 4th floor 07/01137/LBC



Consented alterations in red 07/01137/LBC

Figure 2: Plans of 2007 consents

2.4 Listed Building Designation

The listing (in 1970) for 105-123, Gloucester Terrace is quite detailed:

Row of houses. Circa 1840. Stucco. Slate mansards. 3 storeys and basement (No 119 heightened) 2 windows wide. Each house comprising full height segmental bow to left with single tripartite window to each floor and to right a slightly projecting fluted Doric porch with semi-circular architraved windows above. Rusticated quoins. Channelling to ground floor. Windows mainly sashes. Some casements, plate glass. Continuous bombe balcony to first floor. Dentil cornice, balustraded parapets. Area balustrade mostly removed. One of a series of similar rows lining Gloucester Terrace.

The building is a white stucco fronted Victorian terraced house with curved bay windows at the front of the house on all floors. These curved windows are a feature of the properties on this section of Gloucester Terrace, The building has been converted into 5 separate dwellings.

The flatted property is located mid-terrace and is defined by the porch, bowed bay and 1st floor bombe balcony. The building, along with the rest of the adjoining terrace, is Grade II Listed and located within the Bayswater Conservation Area.



1964. London Metropolitan Archives



2024

3.0 FORM & SIGNIFICANCE OF NO 15

General Overview

The property is situated on the western side of Gloucester Terrace, approximately halfway between Craven Road and Chilworth Street. The property is situated within the Bayswater Conservation Area. The well maintained Grade II listed terraced town house comprises ground and four floors (including basement), with additional accommodation at roof level in the form of a conservatory.

The building comprises stucco on its front elevation and the roof is in slate. The tall off centre Doric porch is distinguishing and the height of the windows create a sense of order and status. The segmental bow creates interest and height, whilst the bombe balcony to first floor and balustraded parapets are an example of great craftsmanship.

A mix of sashes and casement windows is part of the interest of the building and demonstrates the trend for builders and owners to utilise different window types. The door is set back from the front wall and two stone steps lead up to the external landing. It is useful to read the building as a document in social history and it is generally understood that the 'serving classes' would occupy the upper floors of these terrace buildings. The attic would be a sparsely provisioned area that would not normally attract the same decorative detailing as the floors below occupied by the residential family. It is likely that features such as stairs would be plainly adorned.

The subject property is on the 3rd and 4th floors of the building, comprising the top floor maisonette flat. A conservatory from the 1980's is located on the roof. The fourth floor is characterised by the terrace at the front that runs around the side of the building and becomes a terrace to the rear. Attractive views are taken of the surrounding streets from this vantage point at the front and rear.

The third floor is an open plan space, with the left-hand side being formed as the staircase and the remaining area on its right hand side comprising the kitchen/ Reception area. The fourth floor retains the former layout with there being a clear definition of a front and rear range, comprising bedrooms either side of a bathroom. A small rear bedroom is located to the side of the staircase and it opens out to the 4th floor balcony. On the other side of the staircase is the bathroom to the front bedroom.

Internally the building has been used for residential purposes with alterations, such as partitioning, undertaken over a period of time to accommodate tenant's requirements. The opening up of the Reception Kitchen area makes a practical use of the space, although it does not leave any impression of former architectural character.

On the inside, there are no panelled walls or cornicing in the 3rd floor spaces. On the 4th floor there are intermittent signs of coving to the wall junctions, but their architectural calibre is very ordinary and not of any age. There is engineered flooring on the 3rd and 4th floors. The bathrooms are fitted with modern tiling and wiring boxes, with much of this carried out in the 2007 refurbishment.

At the entrance hallway, there is a flight of stairs from the Flat entrance door to the 3rd floor. There was previously a suspended ceiling within the hallway that was introduced when the conversion to flat was carried out. It has no cornicing detail.

Features that may warrant attention in a building of this age have been compromised through removal or infilling. The staircase for example was replaced in the 2007 scheme whilst the fireplace, although in its original position, has been blocked and incorporated into the kitchen area. Partition walls to the 3rd floor staircase were taken down, whilst on the 4th floor one wall to the bathroom, has been taken down since the 2007 consent.

The majority of rooms are finished in plain plaster and neutral colours, although none of the rooms appear to have historic features. Due to their later character and non-original status, all cornicing, ceilings and skirting boards were modified in the 2007 scheme.

The windows are largely pvc and there is not a unified material fabric on the transoms and mullions. Secondary glazing has been inserted to the rear of the windows on the 3rd floor, yet their efficacy is failing.

The plain wood of the staircase are not elegant features of the interior and convey the sense of the building's wholesale modernisation. It is not possible to read its importance in earlier times from the modern stair. Although it may be possible to note how the run from the 3rd to 4th floor follows the line of the earlier staircase, with the return being seen from the underside of the 4th floor. The staircase is a secondary feature of the ground floor and does not balance with the now boarded in fireplace and windows to the front of the Reception area.

Figure 3 shows how the various architectural features in this space are connected. The four ceiling beams that are in the centre have a quality in linking the fireplace wall with the buttress wall, as well as framing the chandelier that hangs within.



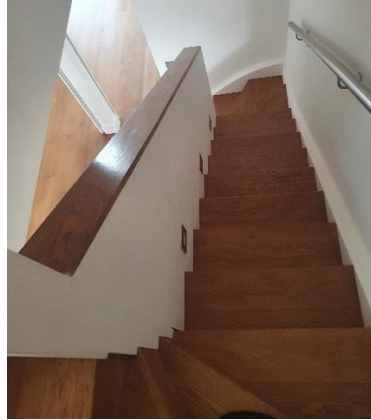
View to Gloucester Terrace from front balcony



View from conservatory, rear, over houses on Upbrook Mews



Staircase from 1st to 2nd floor



A. Stairs from 3rd to 4th floor



B Fireplace



C. Rear lift shaft



D. Front window



E. Rear window

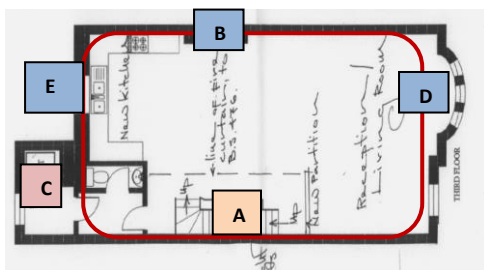
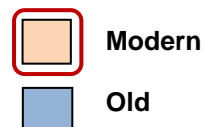


Figure 3: Plan of architectural features on 3rd floor



3.1 Exterior:

Front elevation

The principal elevation of the building contributes positively to the conservation area and represents the mid-19th century development of this part of west London. The listing description appraises the exterior of the building for its Late Georgian character, comprising parts of the front and roof which contribute to the whole.

It is a good example of the mid-19th century style, containing a level of ornamentation, as seen in the fenestration emphasised by the balconies, cornice and mansard. The feature windows, stucco and Doric porch are typical of the Classical style incorporated in the period.

This composition of built elements contributes highly to the significance of the building. No 109 illustrates how a building on a confined site both harmonizes with its surroundings and has gravitas. The frontage is enlivened by the segmental bow and mix of sash and casement windows, with the transoms and mullions apparent.

The building principally derives its significance from the façade and the Gloucester Terrace elevation. The front door, mansard, semicircular windows and parapets display craftsmanship of quality and character. It is interesting to note that the single tripartite window mentioned in the listing to each floor is different on the 3rd floor. As instead of square edged transoms and mullions the glazing and its constituent units are curved.

The main height of the block is four storeys, with the additional mansard on top making it generally taller than other buildings in its immediate context. The materials add to the overall architectural duality of the area with stucco the predominant materials for the buildings.

The building incorporates horizontal bands of channelling to the ground floor which runs along the exterior façade of the front giving some rhythm to the lower orders of the whole terrace. When combined with the quoins on the porch bay this feature creates a vertical emphasis which gives balance to the whole. A strong element of the front elevation is seen at first floor level where distinguished balcony projects from the wall. The 4th floor balcony above creates an attractive focal point on the front and draws the eye to a more intimate understanding of the design intention of the builder.



3.2 Internal character

The current occupation of no 109 is noted by the location of separate individual flats on respective floor levels. In the latest use, surviving original fabric in the form of party walls has been retained whilst moulded architraves and plaster cornices to the ceiling are later additions.

Due to its modernisation after the 2007 consent, there are no elements of architectural and historic interest, left on the third floor. The 4th floor was left largely intact and so the outline of the former room divisions and layout can still be seen.

3.2.1 Summary of Interior Space

A survey of the existing Reception shows that alterations have taken place according to the scheme approved by Westminster in 2007. The changes mainly concern the additions made at the time when the building was converted to flats and the removal of elements which were not of any architectural character.

The changes wrought in 2007 allowed the flat to respond to market conditions and offer a quality living experience. The removal of the staircase meant the loss of a feature probably from the 1960/ 70's. There were not any notable examples of mouldings in the former space that needed preserving.

The existing plans relate to the general dimensions and proportions of the original building that are seen according to surviving masonry walls on the sides of the structure. The apparent changes to internal walls are manifest within this shell.

No 109 has modern flooring and a recent staircase. It is filled with few original features or older characteristics, all of which have been refurbished in the last 16 years. The major change took place with the opening up of the 3rd floor to its current unified single space unit.

The interior walls are rendered with plaster. Decorative elements include skirting, dado and plaster cornices in the form of coving are non-existent on the 3rd floor and noted in isolated places on the 4th floor. With the exception of the windows there are no elements of interest on the 3rd floor, whilst the 4th floor still retains much of the original layout of the space. Only the blocked-up fireplace indicates former position of this architectural feature. From here it is possible to determine how the space was heated in historic times, when it was lived in by the 'serving classes'.

Inspection of the space shows that the key aspects of its interior revolve around the Reception furnished with a staircase, suspended ceiling and laminated floor surface. Any functional effects such as the cupboards have been attached to the existing structure or laid over existing surfaces. There are no moulded architraves or plaster cornices in the Reception area that are original to the building.

These elements of the internal fittings in the Reception provide a modern scheme of decoration that is in contrast with anything of architectural importance. The space has already been altered and stripped back to its original architectural strata of party walls and staircase. The window openings are the most important surviving elements, whilst the consent to remove a dividing wall in 2007 illustrates the low level of importance attached to the layout of the upper floors at no 109.

The windows are seen to have varying degrees of consistency with the fabric alternating between softwood and pvc in different parts of the building. Whilst the layout remains intact on the 4th floor, the 3rd floor has witnessed overhaul in the modernisation of this space since 2007.

3.3 The Windows

The building derives its significance from the façade and the street side elevation. Its proportions relate to the size and scale of the roof in relation to the lower floors and the late Georgian front in relation to the parapeted roof and mansard. The historic front to Gloucester Terrace displays craftsmanship of quality and character whilst the well-proportioned sash windows give the building some gravitas.

The architectural quality is given by the small-paned, double-hung vertically sliding sash windows. Yet, as described below, this significance has been compromised through later (modern) replacements. The basic symmetry of no 109 is given by the parity of the ground, first, second and third floor windows which have the same dimensions and form. The notion of recessed sash windows accorded with the Georgian aspirations for depth in the order of a building.

The subject flat has two sash windows at the front and one at the rear on the third floor. On the 4th floor there is a long multi paned window in the rear gallery and a large single pane sash in the rear bedroom. At the front, there is a double width glazed door and a single glazed door in the bathroom. The main 3rd floor window has more panes in the sash than the other windows, with 4 panes over 4 panes in total. Due to its construction in individual parts, each window has two vertical glazing bars on both the top and bottom sash, with a horizontal glazing bar that runs halfway through the sash.

Windows on front elevation

The windows are predominantly sash types, made of standardised panes of glass divided by thin, delicate glazing bars. The fabric is in softwood on the rear window and pvc to the front windows. The pattern of windowing broadly follows the Georgian typology as the ground and first floor windows are the same size and the second and third storey windows are slightly smaller.

None of the windows are “original” but they reflect the continuity of ownership over the life of the building. Visual inspection shows that the windows have been replaced at different times, with pvc forming a later fabric used to replace timber on some of the windows. None of the glass found in the front windows appears to be historic glass.

The single tripartite window that is located in the segmental bow is the main feature of the front space. Closer observation shows that each window unit is curved, this making a continuous arc of the whole (V22). It is interesting to note that none of the other windows on the other side of Gloucester Terrace had curved windows to the aspect of the top floor flat. Indeed, other windows are all linear and make those at no 109 as unique. This however invites the question over whether they were originally shaped in an arc like manner or if this is a later modification where the owner sought to express individual design taste through a new shape.

The kitchen window seems to be the earliest type of sash in the property, although the timber is not contemporary with the date of the house. Yet its early age contributes to the special interest of the listed building. All the windows on the front elevation are timber sash windows with single glazing, likely to be a 4mm float glass.

The difference in the windows is visible in the glazing bar designs, variations in the sash fasteners on the meeting rails and use of dowels in their construction. These are signs of later 20th century intervention.

Description of the Problem:

However, although of good quality, the exterior of the building has suffered some alteration, particularly to the windows. On all windows the owners have attempted to draught seal the windows themselves as the existing windows and single glazing do not provide sufficient insulation for a comfortable home during the cold winter. Due to the single glazing the windows may have issues with condensation on the inside of the glass, which can be caused by high humidity levels or poor ventilation. However, this has not led to any obvious water damage and mould growth but it may still affect the appearance of the window in the future.

Single glazing generally leads to poor insulation and energy efficiency. This means that the window is less effective at keeping the elements out and maintaining a comfortable temperature inside the room. Also, as it is north facing there are no benefits from solar heat gain; the amount of glass in proportion to room size means there is significant heat loss.

In addition to the condition of the windows being poor, it is noticed that they do not align properly and the operational machinery that is in place to open and close them is not working.

Approach to the Problem

Although the Pvc windows have secondary glazing behind the primary sheet of glass, a reglaze of all the fenestration with secondary glazing is not a feasible option for the building, as it would not offer the thermal qualities as well as some of the aesthetic qualities that a sash window brings.

The proposal discussed here recognises the importance of referring to the calibre of historic fenestration, as seen in the installation of bespoke timber frames and sashes. The result will be the reinstatement of handmade sash in a matching configuration which will appear as congruous to when the Georgian façade was installed. From the inside and outside the windows will be unnoticeable as replacements.

The kitchen sash window is identified as being most typical of the Georgian sash window. Therefore it is considered to be a template for the other windows in the property. The objective is to replace all the rather ordinary looking PVC windows with timber sash windows that refer to the dimensions and specifications of the kitchen sash.

Detailed window assessment:

Third Floor Windows

Window 1 (W1) is interesting due to its construction in multiple interlinked frames. The way in which the panels are arranged in a linear rather than a curved way differs from the windows seen to its sides at no 107 and 111. It indicates a later adaptation made by an owner who wished to express artistic taste.

It is in a poor condition on both the top and bottom sash as well as around the frames. The sash is PVC and has been finished with white paint; the frames have been painted over multiple times as seen from the paint on the glazing around the bars. The sash cord is broken, meaning that the window is very difficult to open and close; this has a substantial negative affect on the ventilation.

On **Window 2** (W2), the arched jamb is a characteristic of the frame. Its deep recess is also of interest. Yet the frames are in PVC and the secondary glazing to its rear is bulky and not attractive. The rear sash window in the kitchen may well be an early window, given the grain of the fibre and evidence of pulleys and rollers on the bars (V26). **Window 3** (W3) is in a good condition and presents the only timber sash on the 3rd floor. There are minor cracks and splints on the cill and the machinery is seen to be broken.

Fourth Floor Windows

Door 1 (D1) at the rear is a fibrous (Pvc) double opening unit, of ordinary quality and in poor condition.

Window 4 (W4) at the rear of the 4th floor is a timber framed window, comprising a one over one sash and defined by the width of the glazing and frame. The grain of the wood is seen in the lower cill and on the joins to the jambs. It is splitting and parts are peeling away.

Window 5 (W3) at the gallery is formed of a run of PVC grills and frames. Each constituent part appears to be different from the other and possibly a sign of their being put together at various times.



W1



W2



W3



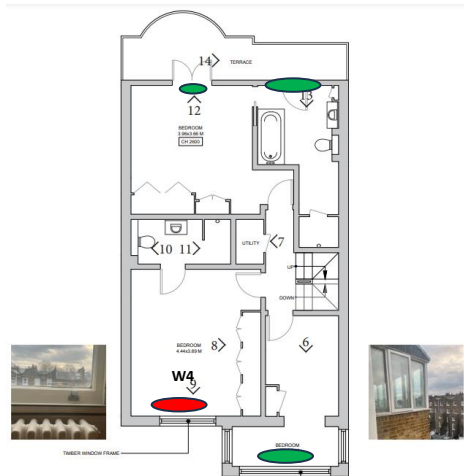
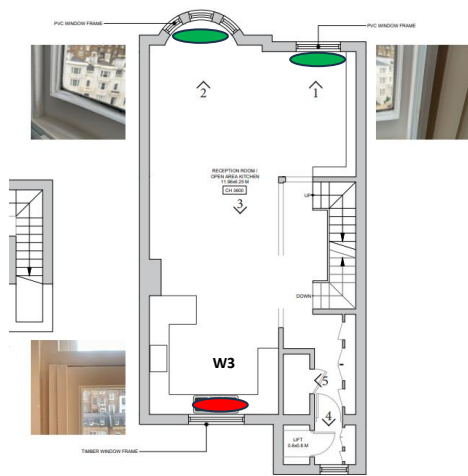
D1



W4

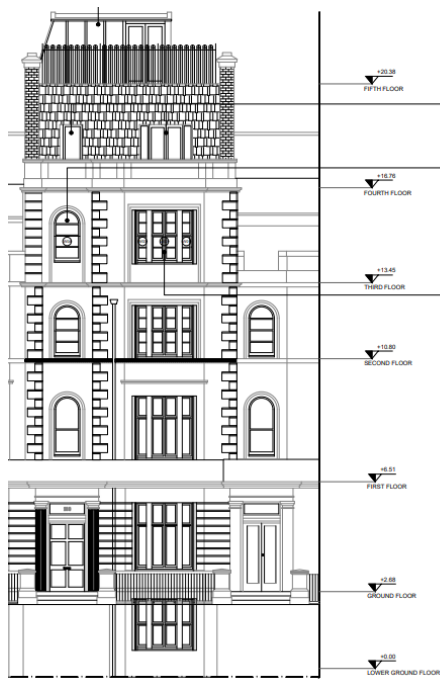


W5

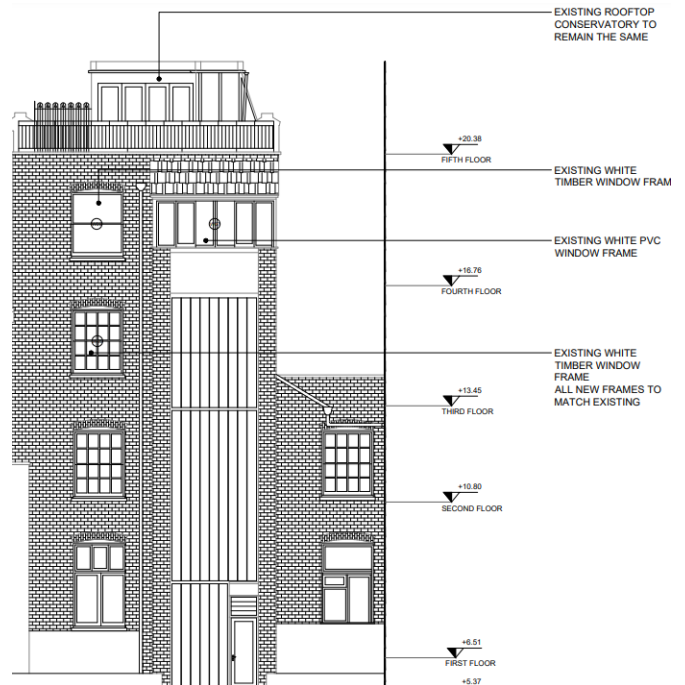


- Timber
- Pvc

Plan 1: Window plans



FRONT



REAR

Plan 2: Existing elevations, window locations

3.4 Assessment of Significance and setting

The recent guidance given by government towards planning indicates the importance of evaluating the historic environment in making development decisions. It states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting¹⁴.'

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. With any heritage assets which may be affected by direct physical change or by change in their setting, it is important to properly assess the nature, extent and importance of their significance. This report assesses the heritage significance of the site, in particular, the quality of the listed building.

The Government's objectives for planning in the historic environment are to deliver sustainable development by ensuring that policies and decisions concerning the historic environment:

- *recognise that heritage assets are a non-renewable resource;*
- *take account of the wider social, cultural, economic and environmental benefits of heritage conservation;*
- *recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.*

Assessments of significance are recognised as being critical when ascribing value to individual heritage assets, as well as to small groups of buildings that comprise neighbourhoods and places. The idea of 'significance' lies at the core of objectives given by Historic England, 'Conservation Principles, Policies and Guidance' (2008).

Four key values are ascribed to heritage assets which emphasise the importance of understanding these values to define the significance of a place. The assessment of the site at no 15 Stratton Street has considered these four values:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present;
- **Aesthetic value:** the ways in which people draw sensory stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

In respect to the surviving architectural elements of the building, the contribution of the architecture to the significance of the building is assessed.

i) Architectural interest:

No 109 is a mid-19th century building, of an age that forms a part of the built development in Bayswater. It is in stucco and constructed over five storeys (plus mansard) at the middle section of the street. Intricate elevational details give character alongside its Georgian frontage, comprising sash windows, balcony and door.

The 3rd floor has already seen much adaptation to suit the needs of a residential space, with fittings and furnishings introduced at different points in its history to cater for changing habits and personal needs.

¹⁴ NPPF, 194

The listing mainly reflects the external appearance of the building and refers to that which is now visible. It does not refer to the internal areas which are the subject of this proposal.

The 3rd floor principally derives its significance from the overall form and shape of the extant room layout. The listing reflects the quality and status of the building known to have been here in the mid-19th century and it is significant that it illustrates the way the building has survived whilst changes to the interior (such as conversion to flats) have allowed it to respond to changing social needs.

The retained interior on the 4th floor is centred around the front and rear ranges and it illustrates how the staircase to the side in the centre has always been pivotal in the layout of rooms to its side and for the movement through the building. On the 3rd floor, the degree of change is seen through the loss of a partition wall that once formed separation to the kitchen and lounge. The complete refurbishment of walls and furnishings also accounts for its current appearance. The changes to the 4th floor are less, leaving a footprint of the earlier and historic layout.

ii) The historic context of the building is assessed:

The building is an example of a building type whose surviving elements are an example of building structure, decoration and craftsmanship for a building intended as a large house. Together with the adjacent buildings the property makes a contribution to the historic character and appearance of Bayswater.

Whilst the present building has undergone modifications on the interior and with the conservatory extension, the architectural structure of the original building is discerned from the inner plan based on the lower floors below the subject flat. From this it is possible to interpret how the needs of residents on the ground, 1st and 2nd floors were combined with the services of the 'waiting classes' who lived on the 3rd and 4th floor.

The structure of the building on the inside has seen the changes on the interior as a response to the conversion to flats. The cumulation of change around the original core gives evidence of how the earlier building has been adapted. It does therefore allow for a greater understanding of the history of Victorian buildings in Westminster.

In the early days the subject property was used as a house by local families. In the second half of the twentieth century, it has seen modifications to suit the interests of multiple residents occupying the flats that have been created in this space.

The way in which the building has been adapted to changing requirements adds to its historical interest. Apart from the conservatory extension there have been no structural changes on the 3rd floor. Modifications to windows with Pvc frames are evidence of the building's ability to accommodate change. Although the type of change is now seen to be negative to the building.

iii. Aesthetic and Communal Interest of the building

The design and orientation of the building together with its setting give it a prominence that stands within the group of buildings on the west side of Gloucester Terrace and give it interest and significance.

The exterior is visible from the public realm and the building contributes along with the buildings to its sides to the enhancement of the area aesthetically.

With respect to its communal value, it is a building whose presence relates strongly to the development of the area in the 19th century through to the 20th century. Its location on the road side and relationship to the group of buildings either side give it a sense of gravitas in the shared consciousness of residents and visitors to the area.

The building was important from the mid-19th century as a house. Its association with the residential and social activity that took place locally gives it a strong connection to the evolution of Bayswater and the associated wealth and prosperity this brought.

3.5 Summary of Significance

Of the **highest significance** and of great sensitivity to change:

- An example of a terraced house of the Mid-19th century Bayswater development.
- A building designed in the Georgian idiom.
- A highly ornate staircase on the lower floors presenting a grand expression of the style.
- The balconies to the front of the 1st floor and 4th floor, including stone balustrades and iron railings

Of **moderate significance** are:

- The principal elevation to Gloucester Terrace including stuccoed walls with semi-circular windows and a classically designed entrance porch;
- The internal layout on 4th floor is in keeping with the original, although there is evidence of an alteration to an internal wall;
- There is a hierarchy of features on the 3rd floor, with the Kitchen/ Reception containing the location of the former fireplace (now blocked) and set of sash windows;
- Sash windows at the front and rear of the 3rd floor appear to have historic character;

Of **neutral significance**, neither contributing to nor detracting from the significance of the whole, are:

- Modern finishes including modern (2007's) ceiling lights and storage units;
- The gallery at the rear of the 4th floor has poor quality fenestration.

4.0 HERITAGE IMPACT ASSESSMENT

Proposed alterations in relation to architectural and historic character

4.1 Design Approach and Appraisal

The scheme presented relates to the importance of having efficient windows that best meets requirements for comfort and thermal insulation qualities of an old building whilst addressing the quality of the historic space on the inside and the quality of the Georgian exterior.

The principle of the project is to build on the existing qualities of the building and to retain all significant features of the building.

An objective for the proposal is to carry out the necessary amount of work to the interior. There will be no interference to any of the features of the facade for which the building is principally listed. The single tripartite window and sash are noted in the listing as being of high significance, therefore the scheme approaches these elements with great care.

As an example of a good Georgian house, there are specific parts of the buildings which have distinguishing elements that the design has taken account of. As the front of the building is the key reason for the listing and because of its location in the Conservation Area, the external alterations to windows need to be qualified for the impact they will have on heritage character of the building.

The proposal have been designed by Rinaldi Architecture, whose drawings and design and access statement accompany this application. The method and detail of the approach to the changes proposed is given below.

4.1.2 The Objectives: (to be read in conjunction with plans and figures in 4, 5 & 6 below)

The client realises the opportunity for making changes that relate to the historic and architectural importance of the property. This will require the removal and replacement of 3 windows frames and one door at no 109.

This will lead to an improvement to the original front elevation, creating an improvement to its visual manifestation from the street. The works proposed have been designed to replace the fabric of the softwood and PVC, whose state is compromising the integrity of the original building. A high quality timber sash will be inserted in the existing openings.

The method and detail of the approach to the changes proposed is given below.

A. Double glazed windows on 3rd and 4th floor (Refer to design by Rinaldi)

It is intended for all the single glazing windows on 3rd and 4th floor to be replaced with timber sash double glazed windows comprised of slender glass which will improve the U-Value and heat retention.

Until recently the materials available for the conservation of windows has been limited and it has been difficult to create like-for-like replacements. For rebates on the old frames were not wide enough and there would be problems with reflective glare caused by two panes and the general weight of glazing would distort the old frames.

Now however, it is possible to utilize the insulation values of timber with a narrow glass such as slim-lite double glazing. Therefore, the new sash windows that are being created to follow the design of the kitchen window will also have the same narrow width rebate on the inner pane for glazing to fit.

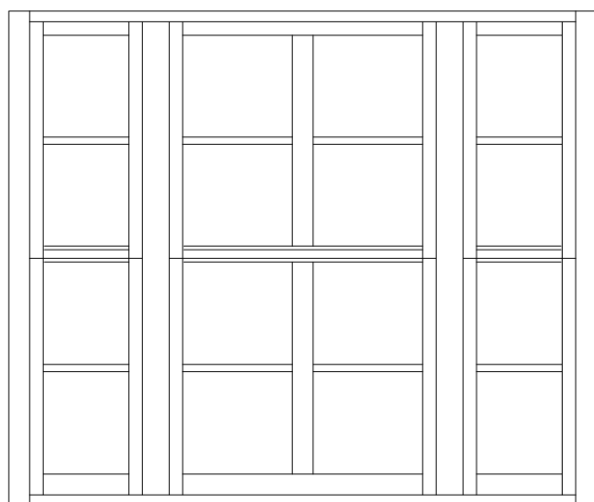


Figure 4: Proposed timber double glazed windows - white paint finish

The design intends to create new glazing within the new window openings where there will be no difference to the amount of light coming into the building, nor to the existing sources of ventilation. Double glazing means there will be less energy use as electric lighting loads decrease and passive solar heat gains increase.

This intervention is positive from a sustainability point of view. For the replacement windows need to be double glazed as the property is occupied by people of all ages and it is important for them to be guaranteed a high standard of warmth during cold periods. In addition, consideration needs to be given to reducing heating costs, heat loss and carbon emissions.

It is positive that there are ways in which slender glass can be incorporated into the double glazing without causing the double reflection caused by two panes of glass close together. This will cause no change to the character or appearance of the building. Indeed, the visual quality of new timber sash windows with double glazing will be an improvement to the upper levels of no 109 Gloucester Terrace.

A sustainable approach to climate control

There are questions about the thermal conditions of the property. With irregular temperatures becoming a more common incidence on the weather patterns, greater pressure is put on the buildings ability to deal with fluctuations in climate. The current single glazing is a factor in how the buildings temperature controls itself and which, is commonly balanced against the use of central heating to create liveable conditions.

Artificial heating sources present a risk to the conservation of internal features which, were not designed to stand against heating. Double glazing is a means of allowing the windows to form a more weatherproof seal which, if properly installed, still allow the building to breathe.

Replacement windows

Where Pvc windows are noted (in 4 places, W1, W2, D1 & W5) these will need replacing by a better-quality timber sash window. The creation of facsimile (to kitchen) timber sash windows is of benefit to the building and will allow the fenestration to play a greater role towards the overall architectural quality of no 109.

It is the intention to replace the window frames, so as to refresh the front elevation of the building and reinstate its architectural quality. The sashes themselves are in a repairable condition and a craftsman can apply a fine touch to reinstating the glazing bars so they are aligned and to ensure the mechanical parts are operable. Yet, the quality of Pvc is not an attractive outward looking element of the property and its replacement with timber is a desirable option.

As the alterations are to an external area it is important to retain any elements and features of the original building that are of historic and architectural significance, ensuring that the ground and first floor plan continues to be legible and the attic roof continues to be appreciated as the 'crown' of the building.

The removal of existing and fitting of replacement frames is directed towards the area that has a critical impact on the internal condition of the building. The improvement of the openings in the front wall will have a positive impact on the integrity of the building and will increase its longevity.

The proposal seeks to improve the windows, thereby allowing it to be viable for long-term residential objectives (for its tenants) whilst realising the historic and architectural qualities of the building. The alterations have been designed so as to realise the heritage value of the building in a way that promotes its significance rather than causes harm to it.

Works are proposed to improve the protective fabric of the building and bring it up to modern standards, whilst maintaining the internal plan layout and retaining the character of the historic features of the building in the wall below. The windows will be replaced with new timber sash and panes of glass that provide stronger insulation and weatherproof qualities.

The design has sought to use replacement surrounds, cills, glazing bars and meeting rails that are facsimiles of the oldest window as seen at the rear of the 3rd floor in the kitchen.

i) Issues

The refurbishment of original windows is the preferred way of conserving the character of an old building, as this approach will see to the retention of historic fabric, not just of the joinery but also the original glass. In most cases the timber is of better quality than modern softwood replacements and it is often only the bottom sill and lower portions of the side frames which tend to rot and therefore need replacement.

Assessment has indicated that the existing 3rd and 4th floor windows appear to have already been altered with PVC and softwood. Only the kitchen window may represent an older example of a timber sash. As the materials in all of the windows is not original then it is fitting that the plan for the windows takes into account the unity of the group which define the front and rear of no 109.

B. Replacement of frames and cills with timber to match style of existing sash window in kitchen

The proposals are important for the continued use of the building ensuring that elements of the building can perform their necessary protective or structural functions. This will entail replacement of all constituent parts of the window element at W1, W2, D1 & W5, with materials which are compatible with the historic structure as a whole.

As it is a listed building and there is an onus to retain the original character of the property, it is important to find suitable replacements. The type, colour, texture and size of window frames and cills have been chosen to directly reflect the window which most closely appears to be old. The sash in the kitchen is the template for the other windows being replaced. The **5 new windows** will be like for like replica windows, with period mouldings and section sizes to match the existing kitchen sash. The kitchen window will be repaired using like for like timber to address any splints found in the fabric.

All works will be carried in a manner sympathetic to the character and materials pertinent to the style and type of the property of its age and in keeping with the period of the building. Specifications for an ultra slim, double-glazed unit filled with krypton gas and hand finished with a traditional style putty are features designed to be sympathetic to Gloucester Terrace.

Weathering and environmental soiling will in most cases dull the surface of the timber and add patina helping to visually match the new windows with the old.

From the user's point of view, it is important to note that the new windows will open and close with ease, be draught proof, dust proof and outside noise levels may be considerably reduced. Most importantly, all these benefits are achieved without altering the original appearance of the windows.

4.2 Heritage and Design considerations

Through an understanding of the building and its context it is possible to evaluate the heritage impacts accruing from the proposals.

With respect to the proposals for the 3rd and 4th floor it is important to ensure that the architectural detailing of the building to which the scheme relates is not eroded or that the significance is not compromised.

The degree of work required to the existing spaces within the building to create improved window accommodation are not intensive. A key principle of the proposal is that there will be no change in structure (primary walls) and the alterations are brought within the existing openings. It is commendable that a design solution can be found that causes no impact on the historic significance of the building whilst being able to produce facilities associated with modern residential standards.

The Heritage Assessment demonstrates that the remaining historic fabric is limited to structural elements and select features of the fenestration of which only the kitchen window is still apparent. As such, a case is made for sympathetic interventions.

4.3 Impact Assessments

Impact on architectural and historic character

The proposal to facilitate changes to the windows to create improved residential use will see the accommodation continue its importance as a house converted to flats. It is the intention of the applicant to replace the window frames and restore the sashes so as to refresh the building and reinstate its architectural quality.

The whole of the window element in 5 places needs to be replaced, whilst the machinery of the sash will be repaired. This can be done to make the profile and appearance of the new sash reflect the earlier kitchen sash, whilst ensuring that the alignment of the window is improved.

In order to maintain the integrity of the old building and its former elevation character, the new period windows will be as close as fit as possible to the original.

The building contributes to the quality of the built environment in Westminster and along this stretch of Gloucester Terrace. With respects to the proposed, it is important to ensure that the architectural detailing of the building to which the design relates is not eroded or that the quality of the setting is not compromised.

Generally, the original use for which no 109 was built has changed a little. The proposal addressed in this application recognises the potential for improving the front elevation in a way that allows the historic continuum to be progressed.

The overall intention is to improve the external spaces and install new windows in an aspect that is of a sympathetic design and will have little impact on the character or appearance of the building.

- **Impacts on External Significance**

With regards window types, sash is the most common seen in the area, as seen on all the buildings of Gloucester Terrace and surrounding streets. This gives an understanding of the contribution of this type to the appearance of the building and by replacing it, a conservation quality is given which demonstrates finesse and status.

The decision to replace the windows has a strong conservation ethic and is a positive response to the window found in the kitchen. The use of a frame and cill that matches with the existing one here respects the setting of the Conservation Area whilst bearing a strong semblance to many of the buildings which contribute to the significance of this heritage asset.

- **Impact on Historic fabric**

The assessment of the existing windows shows that there is a history of refurbishment, with new pvc being applied on at least one occasion. They are in a poor condition with the existing later fabric showing many signs of degrading.

The repaired sash on the front 3rd floor window can be incorporated within the replacement window so that they continue the quality of the built environment at no 109; the windows will not erode the quality of the architectural detailing at the house nor compromise the setting of the building in the street scene. The replacement windows will be exact copies of the kitchen window, paying reference to the same design and material.

4.4 Policy Assessments

No 109 is a grade II listed building whose significance rests in its architectural value, as a fine example of a mid-19th century house. It is of value as it illustrates the way in which such buildings have developed over this time with the refurbishment to the internal spaces in the late 20th century demonstrating the propensity for a building to be adapted around the architectural core.

The alterations to the Listed Building need to be considered against Local Plan Policy's and conservation guidance which is set out in the NPPF. There is also the statutory requirement that the local planning authority

"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"¹⁶.

The NPPF advises of the desirability of any development for,

"sustaining and enhancing the significance of heritage assets and putting them to viable uses
"consistent with conservation."¹⁷.

The NPPF goes on to say that:

"great weight should be given to the asset's conservation"¹⁸.

The local plan states that new development will be permitted where it is sympathetic in terms of character, built form (its proportion, scale and materials) and layout and have a positive effect in relation to the general and appearance of an area.

Local policy states the Council will only permit proposals to extend or alter a listed building where it would not result in the damage or loss of features of special architectural or historic interest; and the character and appearance or setting of the building would be preserved or enhanced.

¹⁶ Planning (Listed Buildings and Conservation Areas) Act 1990, 66.1,

¹⁷ NPPF 197

¹⁸ NPPF 199

4.5 Local Plan assessments

Development Management

It is an overriding principle that the heritage asset is important and would be conserved. The proposals have recognised the various degrees of importance of the heritage asset and protection or conservation is given to these elements accordingly.

Interior:

In recognition that historic features add tradition, continuity and character to a place, it is fitting that the proposed creates greater awareness of the old in relation to the new. As the design helps to focus on the key architectural features of the space whilst also ensuring that those elements that are key to the 3rd and 4th floor are retained an integrated within the scheme. It is suitable that the changes proposed to the windows incorporate the much altered elements of the interior space such as the staircase and the fireplace.

The scheme proposes quality design so as to prevent the loss of the original character in the building. The improvement of the internal areas with respects to heat control will extend its life and bring greater benefits and comfort to the owners and their guests.

In relation to CS25, the existing qualities of the built environment will be preserved and integrated effectively within a slightly changed setting; whilst in relation to CS27 the design is focused on extending the life of the building and providing a high-quality space that can adapt to changing circumstances over time.

Local character and alterations affecting listed buildings are all important considerations for the scheme. Insensitive alterations, poor materials, or inappropriate windows can harm the historic character and are disparaged within this report.

The basis by which the sash windows can be transformed from ordinary looking pvc units to hand crafted timber windows will raise the quality of the fenestration at the front and back of the building.

In relation to Development management policies, the scheme makes a positive contribution to the boroughs local character and is of a high-quality contextual design that conserves the significance of the place. In line with Policy Des 5: Alterations and Extensions, the highest standard of understanding and design for the alterations will ensure that new work respects the style, scale and design of the existing building.

4.6 NPPF Assessments

NPPF constitutes the government's current national guidance and policy regarding development within the historic environment.

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies of NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Section 16 of the revised NPPF deals with conserving and enhancing the historic environment in paragraphs 195 to 214. The effects of any development on a heritage asset, therefore, need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic or historic interest.

Paragraph 200 makes it clear that the level of detail should be i) proportionate to the importance of the heritage asset and ii) no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies of NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

According to paragraph 212, local planning authorities should look for opportunities for new development within settlements and within the setting of heritage assets to enhance or better reveal their significance.

The following paragraph recognises that not all elements of a conservation area will necessarily contribute to its significance.

Of relevance to the proposal Paragraph 213 states:

'Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected ...'

Applying this to the flat at 109 Gloucester Terrace it follows that the greater the degree of change to an area deemed to be significant or contributory to significance, the greater the potential for harm and the need to proportionately justify that harm.

Regarding the policy test set out in NPPF, the significance of the heritage asset (the listed building) has been assessed and it is noted that the subject property is considered to be a positive contribution to the character of the Conservation Area. The development of a renewed set of windows of the Georgian style is considered a positive step towards the appearance of the building. Its design is configured so that it preserves the dimensions of the original openings to the front and rear of the building.

In this respect, the development will give rise to less than substantial harm, for which the public benefits of the proposal (para 208, NPPF) will be of greater weight.

In respects to NPPF, the following criteria for assessment are also important in establishing the credibility of the proposal:

- Impact on significance (205, 206 and 207)
- Suitable design (135 and 162)
- Conservation of heritage assets (201, 196, 205 and 206)

IN RELATION TO PARAGRAPH 205, 206 and 207: the significance of the heritage assets affected and the contribution of their setting to that significance.

In the immediate context of no 109 there are two types of heritage asset; the listed building and the Conservation Area. The section on Conservation Area context and Historic Review gives information to help understand the significance of these heritage assets.

As noted in the summary of significance, no 109 is of historic significance through the information it provides on the development of this site as a house from the mid-19th century, throughout the 20th century and the first quarter of the 21st century. The interior of Flat 5 at no 109 is a much altered element of the building and tells a storey of space being adapted to meet residential standards in a way that does not compromise architectural character.

The structure of the building on the inside gives evidence of how the earlier building has been adapted. As a house it provides an example of the type of decoration early Victorian architects and builders were encouraged to use in Bayswater. The architecture gives the area a distinct character.

Whilst there has been change in the last 15 years to its decoration its significance warrants much consideration. As the location of the former staircase, fireplace and windows are all of great significance in the Reception. Much of the interior is 21st century with painted walls and cupboards the most dominant form of decoration.

The proposed alterations to the windows have been contrived to have no impact on the listed building and the extent to which later pvc and soft wood is being removed will have minimal effect on historic fabric. It is positive that new sash windows can be formed in an exact replica of the Georgian period type. The kitchen window is being retained as the nearest example of a window to the earlier age.

IN RELATION TO PARAGRAPHS 135 and 162: the consideration of design should include suitable alignment, materials and use.

The proposals for the **windows** are designed to sit within the existing openings at the front and rear of the flat on the 3rd and 4th floors. This means that with the exception of the removal of the existing, the scale of the space being adapted requires no change. The new windows will be the same dimensions and will be aligned in a true form, thereby bringing a vast improvement on the existing.

IN RELATION TO PARAGRAPHS 201, 196, 205 and 206: Weight given to the significance of a designated heritage asset and its conservation

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As the building is a designated heritage asset, the impact of the proposals on the building have been carefully evaluated.

As has been stated, the building's historical significance (as part of Bayswater's Victorian origins) is conclusive. As internal spaces have been modified and re-formed in the past this largely provides a justification for well considered changes in the modern day.

On the 4th floor the original residential rooms conterminous with its historic antecedent survive within the confines of the original building. On the 3rd floor, the significance of the building has already been changed through layers of additions and refurbishments.

Neither floor will be altered by the new windows and if seen, the observer will be aware of the great improvement they bring. The conservation benefit of the proposal effectively sees imagination in the design process and how the new relates to historic features of the building. This aims to minimise conflict and bring greater clarity to a building that forms an important road in the historic core of Bayswater.

NPPF Summary

NPPF requires any harm to the designated heritage asset to be clearly and convincingly justified. Local Plan policies referred to above state that proposals to alter a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the character and appearance or setting of the building would be preserved or enhanced.

In consideration of the policy assessments, the replacement of the windows with a timber sash type which retains all features of the Georgian sash, contributes positively to the character, distinctiveness and significance of the listed building and the wider historic environment. The PVC elements to be altered in the proposal attract less significance and as they are later additions they do not attract the same importance as the kitchen window for example.

Qualities which still give the building historic and architectural value on the interior, such as the fireplace and location of the former staircase are to be retained. This will allow the historic integrity of the building to be incorporated into the proposals as part of the conservation process.

4.7 Heritage Benefits of the proposed design

The proposal actively seeks to preserve those elements of the building that make a positive contribution to the asset, such as the frontage to the property and the historic internal space as seen through the Reception with rooms to its front and rear side. The new windows help to preserve the significance of the building (the heritage asset) through the sympathetic improvement of the existing and as such, creates an opportunity that is of public benefit.

A number of potential heritage benefits that weigh in favour of this scheme, including:

- It enhances the significance of a heritage asset;
- It makes a positive contribution to sustainable craftsmanship;
- The removal of later PVC fabric to facilitate design has no impact on architectural features and should be balanced against the retention of the window openings and the introduction of fenestration in the Georgian style;
- There is no change to the appearance of the building, whilst the wider benefits of thermal insulation and efficient ventilation of the building are gained;
- The size and detailing of the new windows are carefully arranged, so as to respect the form and character of the sash window, with sill, frame and top rail all aligned;
- The changes to the front and rear walls are an appropriate design that relates to its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;

In respects to the Local Plan the scheme is designed to create a safe, inclusive and attractive environment that will enhance Bayswater's rich and diverse heritage.

Internal:

The analysis has shown that the replacement windows are in context and does not alter the character of the building. The proposed is compatible in terms of size and design. In respects of National Policy, the degree of the harm caused to the historic environment is minimal and is not compromised when balanced against the wider design and community benefits.

This statement concludes that the proposed changes would be an appropriate solution to this listed building, particularly as a result of its design, which is based on a respect for quality architecture and its use of materials, which sit well within the building. The replacement of PVC windows with timber sash windows will draw immeasurable benefits to the building. The use of slimline glazing will allow for thermal insulation whilst also having the property of single glazing.

In respects to the weight given to the heritage significance, the work proposed fundamentally recognises the integrity and value of any remaining historic fabric. So, the preservation of the only remaining historic window (in the kitchen) is a key part of the set of proposals created for ensuring conservation is at the heart of the design.

4.8 Justification

New development should preserve the special architectural or historic interest of listed buildings and the character or appearance of conservation areas. Therefore, the impact of development on these heritage assets should be neutral to gain planning permission. It is imperative for proposed works to have a neutral impact on the listed building so that its special interest is preserved.

The assessment above finds the proposals would result in an enhancement to the listed building and will have a neutral impact on the character and appearance of the Conservation Area.

Therefore, the special architectural and historic interest of the listed building would be preserved, the character and appearance of the conservation area would be enhanced and the planning permission granted. The NPPF states that benefits, and in particular 'public benefits', arising from proposals should be part of the weighing up process.

The extent of 'public benefits' required to balance any potential 'harm' to a heritage asset is dependent on whether the 'harm' is 'substantial' or 'less than substantial' (paragraphs 205).

It is concluded that as the works would cause no harm it is helpful to consider the public benefits of the scheme. The NPPF states the policy addressing 'less than substantial harm' thus, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In general planning terms, residential benefits will be gained through the creation of double glazing. Benefits will be gained through the improvements in the accommodation at the building. The improvements to the heating and air quality will also be of benefit to the occupants. The changes required for a flat offering 21st century standards, can be brought about through minimal interventions to historic fabric. Indeed, the only fabric being removed is pvc from a much later period.

Public benefits may include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Retention of its distinctive 4th-floor layout, an illustration of Late Georgian residential activity;
- Showcasing the quality of the open plan space and the retained fireplace and volume of former staircase;
- Reducing or removing risks (brought about by future condensation or water ingress) to a heritage asset;
- Securing the optimum viable use of a heritage asset (Paragraph 208, NPPF)

5.0 CONCLUSION

The NPPF requires any harm to the designated heritage asset to be clearly and convincingly justified. Local Plan policies referred to above state that proposals to alter a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the character and appearance or setting of the building would be preserved or enhanced.

The harm to the special interest of the building as a result of replacing the pvc windows would be non-existent, because the new timber sash are designed to be an improvement over the existing. Internal features of historic importance are few and where they exist (blocked fireplace, former staircase) they are being retained, allowing for the new windows to be introduced on the outer facing walls.

In the case of the earlier floor plan, the scheme proposed for the 3rd floor seeks to retain elements of the historic coherence of the building as found in the widths between the primary walls on its right and left-hand sides. The 4th floor plan is unaltered and it is a positive of the scheme that the client will restore the angled wall space to how it appeared in 1926.

It is not considered that the proposed works would appear out of place within the building or would harm the visual appreciation of the upper orders of the building. The approach to the works is to remove as much of the later Pvc fabric of the building as possible and as such, the character of the listed building would be improved. The fabric being removed is in a poor condition and when balanced with the long term quality of timber sash, to the improvement of the aesthetics and architecture, this is a major advantage of the scheme.

The plans have been carefully articulated to preserve the original walls on both floors. It is positive that these changes can be made without altering the architectural quality of the listed building. The report concludes that the proposed changes would be an appropriate solution to the development of important temperature control in this location, particularly because of its design, which is based on using traditional materials, which sit well within the subject space.

It is considered unequivocally that the proposal will, as a minimum, conserve the character and appearance of the Listed Building.