

HERITAGE DESIGN AND ACCESS STATEMENT

SUPPORTING APPLICATIONS FOR PLANNING AND LISTED BUILDING CONSENT FOR REPLACEMENT OF A GARDEN FENCE AND GATE TO

15 MARLBOROUGH CRESCENT, BEDFORD PARK, LONDON W4 1HE

Introduction

15 Marlborough Crescent is a Grade II Listed, 3 storey detached house. List Entry Number: 1079425, first listed on 2nd February 1970. The property is located on the section of Marlborough Crescent running north / south within the Bedford Park Conservation Area.

The property is situated in the London Borough of Ealing.

Heritage Statement / Site Context

15 Marlborough Crescent was built at the end of the 19th Century as part of the new Bedford Park Estate, which “took the form that it did as a result of the Aesthetic Movement of the 1870s...”.

Bedford Park was a speculative development. Jonathan Carr was the developer and Carr’s first choice of architect was E W Godwin. However Godwin’s designs were subject to criticism which in turn led to financial constraints imposed on the development. As a consequence he resigned leading to the appointment of Norman Shaw as Estate Architect in 1877. Shaw is perhaps the architect most commonly associated with Bedford Park. However other architects also worked on Bedford Park houses. Including, amongst others William Wilson who supervised the building works, designed houses and also modified existing house designs.

The design of 15 Marlborough Crescent was thought to be one of Shaw’s however this is debatable. This type of detached house is described in Tom Greeve’s book on Bedford Park, “*Bedford Park – The First Garden Suburb*”, as being type D4, “A small detached house with a built out “cottage” feature containing kitchen chimney, pantry and WC. The opposite wall is blank, suggesting possible use in semi-detached form. Door surround rendered. Examples: 29 Bath Road; 3,11, 53 (with Dutch gable) Marlborough Crescent; 4, 6 & 16 (enlarged) Queen Anne’s Grove”.

PROPOSALS

The property changed ownership in July 2022.

The current owners need to replace the rear garden fence and gate due to previous inadequate repairs, inset of rot and overall dilapidation. A small garden shed is also proposed.

Replacement fencing will provide adequate security which is currently compromised. A small garden shed is proposed to provide storage of garden items.

Due to the proposals being within the curtilage of a listed building Planning Permission and Listed Building Consent is sought.

No proposed alterations to the listed building.

EXTERNALLY

In line with other Bedford Park properties, a new close boarded fence with gate is proposed to give privacy to the garden with square trellis over. "Tech-note-2-Fences-Walls-and-Gates figure 2." Issued by the Bedford Park Society. A small garden shed is also proposed to match replacement fencing and in accordance with the Bedford Park Society guidelines.

MATERIALS

All the proposed materials to match the original materials or as recommended within the Technical Notes, "Tech-note-2-Fences-Walls-and-Gates", issued by the Bedford Park Society.

ACCESS STATEMENT

The listed property was not designed with wheelchair access in mind. The proposal does not alter current access to the property.

FIRE STATEMENT

It is confirmed that the requirements of Policy D12a of The London Plan 2021 have been met. There is unobstructed outside space for fire appliances to be positioned both to the front and rear of the property. The proposed alterations do not change or obstruct the existing.

FLOOD RISK ASSESSMENT

15 Marlborough Crescent is assessed by the Environment Agency as having a medium risk of flooding. The proposals are above ground floor level to the rear of the property at not adjacent to any dwellings therefore no flood resilience or resistance techniques are required.

CONCLUSION

The proposed very minor alterations will enhance the security of the property and provide a modest amount of storage in the garden. We therefore trust that Planning Permission and Listed Building Consent will be granted for these relatively minor amendments.