

# **DESIGN ACCESS & HERITAGE STATEMENT FOR LISTED BUILDING** **CONSENT**

APPLICANT: LAYTH TUKMACHI

SITE ADDRESS: FLAT 5, SAINT JAMES COURT, 75 GLOUCESTER TERRACE, W2 3DH

PROPOSAL: REMOVAL OF FILLING MATERIAL FROM EXISTING 2X WINDOW  
OPENING AND INSTALLATION OF 2X NEW WINDOW TO MATCH EXISTING

DATE: 12/03/2024

## **1. INTRODUCTION**

This document outlines the design rationale, access considerations, and heritage impact assessment for the proposed reinstatement of 2x windows and to convert the flat into a 2 bedroom flat at Flat 5, Saint James Court, 75 Gloucester Terrace, London, W2 3DH

Flat 5 is located on the second floor of Saint James Court, 75 Gloucester Terrace. The proposed development site is situated within the esteemed Westminster's Bayswater Conservation Area, nestled within the distinguished Grade II-listed row of houses. The historic and architectural significance of this location adds a unique and cherished character to the area. In approaching any alterations or enhancements, our aim is to pay homage to the rich heritage of the Grade II-listed row, ensuring that any proposed changes harmonise seamlessly with the existing charm and cultural legacy of this esteemed neighbourhood

## **2. DESIGN**

The proposed window material is specified to be of exceptional quality, utilising hardwood timber for the casement window. The intention is to replicate the existing historic window, encompassing its distinctive details and hardware. The size and proportions of the proposed window are meticulously designed to mirror those of the existing window, ensuring a seamless integration that honours the historical aesthetics and architectural integrity of the property. As well as I will ensure the new to create a second bedroom will be to a solid wood frame and to similar standard of current walls in the flat.

## **3. ACCESS**

In terms of access considerations, it is affirmed that the proposed changes will have no adverse impact on accessibility or the surrounding areas.

## **4. HERITAGE**

The proposed windows will be installed within an existing blocked opening, strategically positioned within the horizontal and vertical alignment of windows/openings. This approach ensures the preservation of the original

appearance of the facade, maintaining harmony with the established architectural rhythm

## 5. CONCLUSION

In conclusion, the proposed reinstatement of the window, designed to replicate the existing historic window in high-quality hardwood, aims to seamlessly integrate with the surrounding architectural context. The careful attention to detail, including matching size, proportions, and hardware, ensures a harmonious addition to the property. With no adverse impact on accessibility or the surrounding areas, the installation within an existing blocked opening further contributes to the preservation of the original facade's distinctive appearance. This proposal is a thoughtful endeavour to enhance the property while respecting its historical significance.

