

Lower Ground Floor Flat
20 Palace Court
London, W2 4HU

Planning, Design and Access Statement



Project: 344.20
Client: S.Stewart

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1. Introduction



This document has been produced by Johanna Molineus Architects (JMA) as part of a planning application for proposed works to the Lower Ground Floor apartment at 20 Palace Court, W2 4HU.

This document is to be read in conjunction with the following documents:

Johanna Molineus Architects

- Location Plan
- Site Plan
- Existing Drawings
- Proposed Drawings
- Planning, Design and Access Statement
- Photographic Survey

- 20 Palace Court
- Lower Ground Floor Apartment

2. Site and Context



20 Palace Court was originally constructed in the late 1880s. The property is a lower ground floor apartment in a mid-terrace house, accessed via a private entrance in the front lightwell. The apartment is circa 153sqm with a rear external courtyard.

Palace Court is a wide avenue with onstreet parking. It lies in close proximity to Kensington Palace, Kensington Gardens, Hyde Park and Notting Hill Gate.

The property is unlisted but lies within the Bayswater Conservation Area. Bayswater was initially developed as a fashionable residential development in 1827, when the surveyor to the Bishop of London laid out the area between Praed Street, Edgware Road and Bayswater Road. This layout consisted of an inter-related pattern of wide streets, crescents and squares planned on either side of the main boulevards - Westbourne Terrace and Sussex Gardens.

Today, the Bayswater Conservation Area covers a large area with a predominantly residential character. Much of the area consists of stucco terraced houses but these are interspersed with attractive streets and mews of a smaller scale.



● 20 Palace Court

Front elevation

3. Proposed Works

Description of Works

Proposed works this application seeks approval for:

1.1 - Replacing existing single glazed windows with double glazed, timber windows to match existing

1.2 - Removal of W.LG.07 and brick wall below to allow for new door opening, D.LG.17. New door proposed as traditional timber french door with glazed panels. Refer to drawing 344.20 901.

1.3 - Removal of W.LG.09 and brick wall below to allow for new door opening, D.LG.18 . New door proposed is a traditional timber french door with glazed panels and glazed side lights. Refer to drawing 344.20 900.

1.4 - New sliding door D.LG.08 to match existing. Refer to drawing 344.20 902

4. Use and Layout

There are no proposed changes to the use or layout of the property.

5. Scale and Appearance

There is no proposed change to the scale of the property.

This application seeks approval to install double glazed, timber windows to match existing in all existing window openings. The proposed new double glazed windows at Lower Ground floor level will have a negligible visual impact on the overall elevation of 20 Palace Court.

To the rear courtyard, the works involve 2 no. new door openings in place of existing windows. These cannot be seen from the street or public realm and will have no impact on the wider Bayswater Conservation area. The proposed doors will be traditional, white painted, timber panelled french doors with glazed panels.

6. Access

There are no proposed changes to the existing access from Palace Court.

7. Landscape

There are no proposed works to the landscaping.

8. Sustainability

All glazing to the property is proposed as replaced and upgraded to double glazing. This will provide greater thermal insulation to the property, reducing heat loss and energy required to heat the property.

This application seeks approval for minor alterations to the external fenestration and door openings to the Lower Ground Floor apartment at 20 Palace Court. In our professional opinion, the application should be supported for the following reasons:

- The property is at the lower ground floor flat and therefore not less visible from the street level.

- The proposal to replace the existing single glazed windows with double glazed windows to match existing is a minor change and will have a negligible impact on the overall elevation of 20 Palace Court. The upgrade will provide greater insulation to the property therefore reducing heat loss and in turn energy consumption, making it more sustainable and comfortable for the occupier.

- The proposed new door openings to the rear courtyard are not visible from the street or the wider conservation area. The new doors will provide improved access and enjoyment of the external space. The doors will be traditional timber panelled french doors with double glazed panels, painted white to remain in keeping with the existing windows and wider property. The double glazing will again provide improved insulation to the property.

- The proposed alterations to the property will have a negligible impact to the Palace Court terrace and the wider Bayswater Conservation Area.