4 Holland Park Avenue -
lower ground & ground floor maisonette
London W11 3QU

Heritage Statement and
Design & Access Statement

March 2017
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No. 4 Holland Park Avenue is a mid-terrace grade II listed property (listed in 1974) located within the Ladbroke Conservation Area (designated 1969) in the Royal Borough of Kensington and Chelsea.

The property today consists of 3 flats arranged over 4 floors (conversion to flats in 1964 and change of use in 1994). The applicant has recently purchased the maisonette located on the lower ground and ground floor level and is looking to initiate a sensitive refurbishment to make it their family home.

Original features will be retained and refurbished. The proposed works will be carried out to a high standard and will preserve and enhance the character of the property within the conservation area.

Gluckman Smith Architects have extensive experience of working with listed buildings and sensitive sites, in London and in rural locations. Understanding the background, significance and value of historic buildings is key to understanding their potential for sensitive development to meet current and future requirements. A careful approach and design process delivers high quality refurbishments.

The most recent planning application in relation to the property at 4 Holland Park Avenue was consented in 1994 and referred to the change of use and conversion of the basement and ground floor from office into a self contained maisonette, and conversion of first and second floors into two self contained flats.

Pre-application advice was sought for the proposed works in November 2016. The design has been revised and updated to closely follow the recommendations in RBKC Level 3 advice letter ref. PRE/AR/16/08151/LEV 3, received on the 6th January 2017. The advice letter notes that 'subject to the recommendations / suggestions within the advice letter, the proposals would preserve the special architectural and historic interest of the listed building and the character and appearance of the conservation area.'

The advice mentions that the proposal would be supported with the recommended changes, which have now been included in the scheme.
Nos. 2-6 represent a symmetrical terrace of houses dating from the early 19th century.

Along with nos. 24-28 on the same street, of the same design, and a third similar group at nos. 23-27(odd), they ‘represent a rare set of triplets built in 1828 by architect/builder Robert Cantwell’, as noted in the Ladbroke Conservation Area Appraisal.

The document further notes that ‘these are Palladian style villas designed to contain three houses each(...) (and) are fully stuccoed with a temple front consisting of four giant order Doric engaged columns’ located centrally (at nos. 4 and 26, respectively). The columns support a wide pediment over an attic storey situated above the architrave.

The street elevation of nos. 2-6 is largely characterised by sash windows and tall, double French doors with clerestory (the openings are organised in a 2-3-2 composition), and balconies with iron railings on the ground and first floor. The roof is historic butterfly roof.

The Historic England entry describes the houses as:

‘Early C19. Symmetrical terrace of houses. Stucco 2 storey + attic, and basement. 2, 3, 2 windows. Four engaged giant order Roman Doric columns in antis in front of central house which has flat pediment above attic storey. Some alterations. (cf Nos 24, 26, 28 and 23-27 odd).’ - (Historic England list entry number 1080587, English Heritage building ID:203931)

To the rear of number 4, the garden borders the mews at no. 2 Ladbroke Walk.
2. History and Background

‘British History Online’ describes the history of the Ladbroke estate in 1820s and 1830s:

‘In Holland Park Avenue Cantwell was almost certainly the architect for the two identical trios, Nos. 2–6 and 24–28 even (Plate 58a, 58b). Here each of the central houses has a giant unfluted Doric order of engaged columns, tetrastyle in antis, with pediment above the attic storey. Nos. 24–28 were placed so as to close the vista down the east side of Hanson’s Campden Hill Square on the south side of Holland Park Avenue, a little further down which, on the south side, stands a third very similar group, Nos. 23–27 (odd) Holland Park Avenue (Plate 43a), also probably by Cantwell, and dated 1829. By comparison with other houses in Holland Park Avenue, which are relatively unremarkable, all three groups belong clearly to Nash’s age of Metropolitan Improvements.’

(http://www.british-history.ac.uk/survey-london/vol37/pp194-200)

The Ladbroke Association website describes the history of the street naming and numbering:

‘As was typical of the period, each separate terrace of houses was given its own name and numbering system. Thus, the houses between Ladbroke Terrace and Ladbroke Grove and the first 12 houses west of the Mitre were part of “Notting Hill Terrace” (...). It was not until 1895 that this part of the Uxbridge Road was renamed Holland Park Avenue and the present street numbering system introduced. Old and new numbering systems:

1-19 (consecutive) Notting Hill Terrace became 2-38 (evens) Holland Park Avenue.’

(http://www.ladbrokeassociation.info/HOLLANDPARKAVENUE.htm#nos2to38)
The Local Studies within Kensington Central Library hold a good archive of historic plans highlighting several stages in the history of the building:

- the oldest lower ground floor layout dating from 1884
- a full set of plans, dating from 1936
- drainage plans from the ‘House conversion’ in 1964
- the plans for the ‘conversion to three flats’ show further changes in the interior layout in 1994

Bibliography:

RBKC, 2015 - Ladbroke Conservation Area Appraisal
British History Online
- http://www.british-history.ac.uk/survey-london/vol37/pp194-200
Kensington Central Library - Local Studies
Ladbroke Association
- http://www.ladbrokeassociation.info/
3. Heritage statement

Heritage significance
Lower ground floor layout, 1884

The properties at nos. 2-6 Holland Park Avenue provide important evidence of the housing layout in the Ladbroke estate as planned in the early C19th.

They hold evidence of how the property was subsequently altered and adapted to suit the changing needs and aspirations of the owners, as well as the variation in accommodation requirements of the housing market (being converted to flats and maisonette by mid-20th century).

The lower ground and ground floors are not as originally designed, with changes to doorways, rear ground floor extension and openings, and externally to the rear terrace and staircase and front lightwell layout.

The oldest layout identified is of the lower ground floor and dates from 1884. The plan shows the drainage connections proposed to be made to the property.

The 2 main rooms (one of which was the kitchen) on the lower ground floor plan were connected via an opening. There was a pantry towards the garden (currently a bathroom), an external ladder (currently boiler room), an external wc and cistern enclosure located in rear extension, while the outdoor scullery was located near the lightwell toward the front of the property. There was a wine room next to the staircase.

The ordnance survey map of 1862-65 (see previous page) shows the external garden and front courtyard layouts. The stair connecting the garden to the ground floor was located centrally on the plan.
3. Heritage statement

Heritage significance
Plans, 1936

The floor plans dating from 1936 show the layouts of the main house and also the mews at the rear.

It seems that by 1936 there were several changes, noted below.

Lower ground floor:
- the street facing room becomes a breakfast room
- the kitchen was moved to the rear and had larger openings towards the garden
- the scullery was moved to the rear, and also had larger openings to outside
- an opening was made through the external wall easing the circulation from the lightwell to the staircase indoors, and so the wine room turned into an entrance hallway
- the previous direct access from the lightwell into the front room turned into a window opening

Ground floor:
- the plan shows an entrance hall with direct access to the dining room towards the street and the drawing room to the garden

Upper floors:
- there were 3 bedrooms, and a bathroom towards the street, on each of the upper floors
3. Heritage statement

Heritage significance
Plans, 1964

The drainage plans from the ‘House conversion’ in 1964 reflect the changes that occurred over 28 years in the way the house was used:

Lower ground floor:
- the lower and ground floors were converted to a maisonette, while the upper floors became independent flats
- the lightwell to the street was redesigned, with a fully equipped bathroom incorporated on this floor
- as a result, the lower treads of the previously straight internal stair were turned along the new bathroom wall
- the opening between the former ‘ladder’ space and the rear room appears to have been filled-in
- the staircase into the lightwell was relocated as the large coal storage was probably less used
- the connection between the front and rear rooms was retained

Ground floor:
- a new door and partition were added to create the entrance to the maisonette

Upper floors:
- each of the upper floors was separated as an independent flat with some internal alterations: the 3rd bedrooms at the rear appear to have been replaced by large bathrooms, on each floor, while the small bathrooms to the street were converted into kitchens
3. Heritage statement

Heritage significance
Plans, 1994

In 1994 the layouts for the ‘conversion to three flats’ show further changes to the interior layout:

Lower ground floor:
- a fully integrated rear extension appears on these plans, very probably the current rear extension construction
- the existing opening between the front and rear rooms was enlarged
- the door opening into the front room was moved closer to the staircase

Ground floor:
- a new door opening between the dining and living rooms was introduced, next to the door to the kitchen

Upper floors:
- the bathrooms were re-instated next to the staircase, to the street side, with access only from the landing, and other alterations were made to the door openings inside the flats above.
3. Heritage statement

Heritage significance
Plans, 2016

The existing layout of the maisonette located on the 2 lower floors shows the changes that occurred in the last 2 decades:

Lower ground floor:
- the connection between the front and rear rooms on the lower ground floor has been boarded up (however there are cracks on the walls, on both sides, showing the outline of the previous opening)
- a new door opening was introduced near the rear bedroom and bathroom, separating them from the hallway

Ground floor:
- on the ground floor the door between the entrance hallway and the kitchen was filled-in, and the only access to the kitchen is via the living room and the dining space
- the direction of the door opening between the living and dining rooms was changed, probably to enable an easier circulation between the entrance to the dining and kitchen, while an archway (plasterboard) was introduced between the dining and kitchen space

The evolving and changing use of the house and functions of the rooms hold interest as this explains how the owners adapted and altered existing features to suit changing needs and fashions. The house therefore holds historic evidence of changing lifestyles and patterns of use from early C19th until today.

As a group of symmetrical houses with Palladian architecture, nos. 2-4 Holland Park Avenue allow understanding of the mid-1800s design, together with an identical group at nos. 24-28, and a similar suite on the other side of the road.
3. Heritage statement - summary

Summary of heritage significance - nos. 2 - 4 Holland Park Avenue

Evidential Value
- Physical evidence of early C19 housing development: street layout in Ladbroke estate and example of triplet housing.
- Represent ‘a remarkable group of houses’ in the Ladbroke estate built by architect/developer Robert Cantwell who has designed and built several other houses on the estate.
- The interior layout and other features, type of ownership, function of rooms, provide evidence of change - changing needs and changing fashions.

Historic Value
- Together with documentary evidence and records of the way the houses at 2-4 Holland Park Avenue have changed through time, they contribute to the story of the development of the Ladbroke estate.
- Example of a unique design on the estate.

Aesthetic Value
- The property contributes to the setting and interest of the designated conservation area.
- The three groups of triplets (nos. 2-4, 24-28 and 23-27 Holland Park Avenue) ‘belong clearly to Nash’s age of Metropolitan Improvements’ (British History Online, http://www.british-history.ac.uk/survey-london/vol37/pp194-200)
- Example of Palladian style villas with stucco elevation, contemporary with, and very likely influenced by, Nash’s Regency developments throughout London.

Communal Value
- The triplets in Holland Park Avenue are important for their social value, as they reflect a certain period in urban design in London and the development of the city.
4. Proposed work - summary

The proposed works (itemised and described in detail on the next pages, and highlighted on the drawings attached to this statement) will be designed to a high standard and will preserve and enhance the character of the building and the conservation area.

The works will entail a full refurbishment (internally and externally) of the property, currently in very poor state. The aim is to significantly improve the quality of the space and to retain and refurbish original features, rediscovering the charm of this early C19th property.

Pre-application advice was sought and obtained for the proposed works (ref. PRE/AR/16/08151/LEV 3 of 6th January 2017). The advice letter notes that ‘subject to the recommendations / suggestions within the advice letter, the proposals would preserve the special architectural and historic interest of the listed building and the character and appearance of the conservation area.’ The advice mentions that the proposal would be supported with the recommended changes. The design has been revised to closely follow the recommendations received from the planning and design&conservation officers.

Rear extension

The existing rear extension on the lower ground floor is of poor quality, exemplified by the significant water ingress through the terrace roof into the rooms below. It is proposed to re-build the extension, extend the rear wall out by 300mm. The proposal involves also lowering the level of the slab in the extension by 210mm to provide a flush floor, to match the original floor level.

The openings to the extension will be re-designed to be in keeping with the rest of the rear elevation and at the same time to allow the works to be read as contemporary.

The pre-application advice noted that ‘the increase in size [of the extension] proposed is modest and would not harm the significance of this designated asset’. As advised, the new glazed doors of the extension will have timber frames.
4. Proposed work - summary

Rear sash windows on ground floor

On ground floor it is proposed to replace the rear floor-to-ceiling sash windows which provide difficult access to the terrace and garden, with timber-framed casement doors to match the front elevation.

The pre-application advice noted that ‘there would be no objection to the removal of the non-original sashes’ and to the use of ‘appropriately detailed, single glazed casement doors’. Details of the casement doors, matching the doors on the front elevation of the building, are attached to this planning application.

Internal layout

On the ground floor an existing doorway between the entrance hallway and the kitchen will be reinstated. A new doorway will be opened between the living and dining spaces. This minor alteration of the existing layout will not cause substantial harm to the surviving historic plan, and will be balanced by a much improved circulation within the maisonette.

The pre-application advice notes that ‘at ground floor level, there would be no objection to the proposed alterations. The reinstatement of direct access from the front hall would be welcomed.’

On the lower ground floor the proposal is to reinstate an existing opening between front and rear rooms in the spine wall, and use the deep plan to create a central area for a master en-suite and a second bathroom. This in turn will free-up space for a 3rd bedroom towards the rear of the property, with direct access to the garden.

Following the advice received, the proposal has been revised to minimise the opening in the spine wall, restricted now only to one door, located in the area where the pre-application advice mentions that ‘a large opening has previously been created within the spine wall and subsequently infilled. As such, there would be no objection to removing this element again, however the surviving elements of the spine wall would need to be retained in any proposals moving forward’.
The proposals to open-up the rear wall in the bedroom have been revised following the pre-application advice, minimising the interventions and retaining most of the existing fabric. This allows for ‘the original proportions of the room to still be perceived’, as noted in the pre-application advice, while improving the layout of the space and allowing enough daylight into the master bedroom.

**External staircase and balustrade**

A new metal staircase and balustrade are proposed on the rear terrace on ground floor, replacing the existing derelict staircase. Their detailing follows RBKC’s pre-application advice and will ‘echo those found on neighbouring properties to the rear’.

**Internal detailing generally**

Existing original details and features are to be retained, including original floor boards, fireplaces, cornices, architraves, skirtings and windows shutters. Appropriate details will be used for existing areas without original features (lower ground floor) and contemporary details to the new bathrooms.

New integrated wiring is proposed for the lower ground floor, replacing the modern addition of surface mounted plastic trunking for lighting and power. The refurbishment will entail new paint to walls, ceilings, floor boards. The existing windows and doors will be redecorated and overhauled with new draft strips.

The existing fit-out on both levels is of poor quality and will be replaced with high quality fittings (bathrooms, kitchen, new column radiators throughout).

**Rear garden**

The existing rear garden has an area of paving, and a large planted area. It is proposed to lower the level of the pavement in order to create level access to the lower ground floor rooms, and replace it with permeable paving (please see the Flood Risk Assessment report attached to this application). The rest of the garden will be sensitively landscaped.
4. Proposed work - detailed

The proposals entail:

A. Ground floor

- **a.1.** replacing the existing sash windows on the rear elevation with inward opening, timber-framed casement pairs of glazed doors.
- **a.2.** restoring the original opening between the hallway and the rear room (currently kitchen area), creating a direct access to this space from the entrance.
- **a.3.** creating a double opening between the front and rear rooms, thus enabling a fluid use of the space as living - dining - kitchen space, in line with the contemporary use of the house.
- **a.4.** cleaning/re-pointing the brickwork on the ground floor rear elevation as necessary in area directly under roof rainwater goods.
- **a.5.** removing the existing gypsum board ‘archway’ between the kitchen and dining area, late C20th addition which cuts through the cornice.

**a.1. Ground floor windows/doors**

The rear ground floor elevation of 4 Holland Park Avenue is comprised of floor to ceiling sash windows. The sash windows are the only access from the dining and kitchen spaces onto the terrace and into the garden. The use of the sashes is clumsy and awkward, with users bending under the sash transom bar to exit onto the balcony. It is proposed that the sash windows are replaced with timber-framed casement doors with clerestory to match the doors on the front elevation of the property.

Furthermore, the doors facing the street in the dining room at no.4 have the same design as no. 6, (and as the doors to the garden on the ground floor of no.26 Holland Park Avenue). The proposed replacement is therefore consistent with our understanding of the prevailing configuration of openings on the ground floor and thus respects the unity of style, detailing and context of the three houses.
4. Proposed work - detailed

a.2 Access to rear room

The plans from 1936, from 1964 when the house was converted to flats, and even as late as 1994, show an original opening between the hallway and the rear room (initially the drawing room, now the kitchen area).

The proposal is to restore this opening, creating a better circulation between the maisonette entrance hallway and the kitchen.
4. Proposed work - detailed

a.3. Opening between rear and front rooms

The proposal is to create a fluid connection at ground floor level between the dining and living room by creating a new double door size opening centrally located in the wall. The existing opening is not original (does not appear on the 1964 layout, please see previous page).

This type of connection between the front and rear rooms through a central double door is found in the other set of triplet houses (of the same design, by the same architect) at 26 Holland Park Avenue, and in similar houses from the same period.

This minor layout alteration will not cause substantial harm to the historic plan and will be balanced by an enhanced use of the dining and living room spaces located on this floor, without the need to go through the narrow entrance hall. The hall is considerably smaller than the original entrance hallway since the house has been converted to flats, making the circulation space less generous and more difficult to navigate.

The proposal improves the connection between entrance, living, dining and kitchen areas located on this floor.

All the proposed interventions to the ground floor are supported in the pre-application advice received.

Existing ground floor plan at 26 Holland Park Avenue (left) showing direct access between the hall and the rear room (drawing room), and the proposal plan (right) for 4 Holland Park Avenue indicating the re-instated door and the new double door proposed opening.
4. Proposed work - detailed

B. Lower ground floor

The property has been substantially renovated over the years, and some non-original elements have been added, including a poor quality infill to the rear extension.

The proposals are:

- **b.1.** re-build the existing lower ground floor back wall & terrace and extending it by 300mm, with high quality materials. Also the proposal is to align the openings to match the upper floors, and to use slim framed glazed doors to allow more daylight inside;

- **b.2.** create a level access from bedrooms out into the garden by lowering the slab in the existing extension area by 210mm and proposing a modest reduction in the adjacent garden levels;

- **b.3.** new damp-proofing and waterproofing to the lower ground floor throughout, to eliminate the current extensive damp issues;

- **b.4.** internal alterations: restoring a historic opening in the spine wall to create access to a master bathroom in the rather deep plan of the building, thus freeing up space to create a 3rd single guest bedroom with direct access to the garden;

- **b.5.** internal alterations: providing more natural light into the master bedroom while retaining the majority of the building fabric.
4. Proposed work - detailed

b.1. Rear elevation - lower ground floor extension

The proposal entails:

- re-building the extension rear wall and terrace with a high quality construction (adequately insulated wall, roof and slab), and
- re-designing the lower ground floor elevation so that the openings align with all other openings on the rear elevation of the property and allow more daylight into the garden facing rooms. The new lower ground floor doors will have timber frames and double glazing.

Currently the terrace leaks and its support elements (embedded steels) are corroded and need repair/replacement.

It is proposed that the rear lower ground floor wall extends out to the garden by 300mm, thus improving the internal layout (please see proposed section AA on next page).
4. Proposed work - detailed

b.2. Level access to lower ground floor rooms

The proposal entails creating a level access from bedrooms out into the garden by removing the step in the slab in the existing extension area indoors (a modern intervention), and proposing a modest reduction in the adjacent garden terrace levels.

b.3. Waterproofing

New damp-proofing and waterproofing will be provided to the lower ground floor throughout, to eliminate the current extensive dampness issue, as recommended in the damp report submitted with this application.
4. Proposed work - detailed

b.4. Internal alterations: spine wall

The proposal is to use the central space in the quite deep layout of the lower ground floor in order to create bathroom facilities in the centre of the plan, thus freeing up usable space for a 3rd bedroom towards the garden.

The front and rear rooms had an initial connection through the spine wall which in time developed into a large double opening (currently boarded up, however visible cracks along the stud partition show its location).

Following the pre-application advice the proposal has been revised to minimise the intervention to the spine wall: a door opening to access the master bathroom will be created in the existing stud partitioning which is a modern addition.

b.5. Internal alterations: master bedroom

The large brick pillar located centrally in the master bedroom prevents light from entering the room. A layout dating from 1936 shows that historically the master bedroom had a larger opening providing adequate daylight into the room. Also, there was a door opening in the brick pier (which historically provided access to the 'ladder' - currently the boiler room).

The proposal is to remove part of the central brick pier and reinstate the previous door opening (relocating the boiler to the Laundry room). Part of the brick pier would be retained so that the original proportions of the room can still be perceived, as recommended by the pre-application advice.

This minimal loss of building fabric will be balanced by the increased comfort and use of the master bedroom, with adequate levels of daylight.
5. Heritage Environment Policy

Conservation principles, policy and practice aim to preserve and further enhance the value of heritage assets.

The National Planning Policy Framework (NPPF) Practice Guide on management of historic environment points to the potential benefits that could weigh in favour of a proposed scheme, such as when it sustains and enhances ‘the significance of all heritage assets (whether designated or not) and putting them to viable uses consistent with their conservation’.

The Conservation Principles published by Historic England give guidance on managing changes to heritage assets and note that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded.’

The NPPF Guide notes that harm represents ‘a loss of value to society’, where the value relates to the heritage significance, and so a proposal that involves change would not automatically cause loss of value to society. Therefore, if the significance is understood and its elements not compromised the opportunity for society to benefit from the heritage is not affected.

The proposals have been informed by a detailed analysis and understanding of the property’s qualities that give it its significance and are aimed at preserving and enhancing them further.

Ladbroke Conservation Area

The Ladbroke Conservation Area Appraisal notes that ‘a very special feature of the Ladbroke estate is the terrace ends, which were often designed to have the appearance of a symmetrical detached house’. The works proposed will maintain and enhance the character of the building which has an important presence in the Ladbroke conservation area.
5. Heritage Environment Policy

Local Plan Policy

In accordance with RBKC Local Plan policy CL1 Context and Character the design proposals have been developed to respect the existing context, character and appearance of the immediate area, as it is described in the Ladbroke Conservation Area Appraisal (2015).

Furthermore, in keeping with policy CL2 Design Quality the works will be of the highest architectural design quality and will endeavour to take every opportunity to ‘improve the quality and character of buildings’.

By following policies CL3 Heritage Assets - Conservation Areas and Historic Spaces and CL4 Heritage Assets - Listed buildings, Scheduled ancient monuments & Archaeology, the proposed works will preserve the heritage significance of the building, and reinstate internal features which enhance the use of the property as a family home.

In view of the policy CL6 Small-scale alterations and additions, the minimal extension by 300mm of the existing rear lower ground floor wall will not harm the existing character and appearance of the building and its context.

In keeping with policy CL9 Existing buildings - extensions and modifications, the lower ground floor extension will be rebuilt to allow the form of the original building to be clearly understood and will reinforce the character and integrity of the original building.

The pre-application advice mentions that ‘given the nature of the proposed works, there would be no significant impact on the living conditions of neighbouring occupiers. The proposals would comply with policy CL5 of the Consolidated Local Plan.’

The proposal does not alter the current views in the Ladbroke conservation area and respects the existing setting of the building, following policy CL11 Views.
6. Proposal impacts

The proposal is to refurbish the property, with minor alterations to the internal layout, thus enhancing the qualities that make the property individual and respecting its history of change.

Several features of the internal layout will be re-instated (i.e. historic door openings on ground floor to the kitchen and lower ground floor to 2nd bedroom), while all key historic features (cornices, skirtings, ironwork, floorboards, windows shutters, etc.) will be maintained and carefully redecorated.

On the ground floor the existing rear sash windows which run floor to ceiling are difficult to operate and obstruct the connection between indoors and outdoors, thus currently detracting from the qualities of the space and appreciation of the garden. Replacing them with double timber-framed casement doors on the ground floor will not be harmful, but will align the design of the rear elevation with that of neighbouring houses and the similar design of nos. 24-28 on Holland Park Avenue.

The connection between living and dining rooms on the ground floor through a new proposed opening will enhance the use of the space and will ease the circulation within the maisonette. The circulation through the entrance hallway became quite narrow when the maisonette doorway was installed. It is felt that this minor loss of building fabric will greatly improve the internal circulation within the property and, considered in the wider context of how the maisonette functions at the present, will allow the ground floor spaces to be better connected and appreciated.

Rebuilding the late C20th rear lower ground floor extension wall, slab and roof (terrace) will cause no harm to the heritage value, but will improve the quality of the construction and will create level access to the garden. The existing extension has no architectural interest and has a negative impact on the aesthetics of the entire rear elevation of the property. It is proposed that the extension is rebuilt 300mm out of the existing setting, to improve the layout of the lower ground floor.
On the lower ground floor, the historic plans represent a testament to the series of changes that occurred through time (much more so than the ground floor). The changes were aimed at adjusting the internal layout to the needs of the times and owners. Now that the lower 2 floors of the house have been converted into a maisonette, minor adjustments of the layout will improve the overall use of space and its function as a family home.

The proposal of a 3rd single bedroom towards the garden and bathrooms in the centre of the deep plan will improve the layout and provide adequate amenities for a family. The minor loss of building fabric implied by the proposed internal alterations will greatly enhance the use of the maisonette.

Sensitive redecoration work (and repair if needed) is proposed to the front garden, lightwell and rear garden.
7. Access

The main access to the maisonette will remain unchanged. The access from the lower ground floor into the garden will become level access.

8. Sustainable Drainage Systems - SuDS

The site is located within the Holland Park Critical Drainage Area. A Flood Risk Assessment is attached to this application.

The proposal will increase the lower ground floor area by approx. 2sqm. However, it is proposed that the existing hard surface outside the lower ground floor (approx 19sqm) be replaced with permeable paving, therefore reducing the overall impermeable area on the site, as advised by RBKC’s policy CE2 - Flooding. As such, a separate SuDS report is therefore not required.

9. Policies

This statement draws on the following key policy resources:

- NPPF - Planning Practice Guidance
- Historic England - Conservation principles
- Historic England - Making changes to Heritage Assets

RBKC’s Local Plan (2015):
- CL1 - Context and Character
- CL2 - Design Quality
- CL3 - Heritage Assets - Conservation Areas and Historic Spaces
- CL4 - Heritage Assets - Listed buildings, Scheduled ancient monuments & Archaeology
- CL5 - Living Conditions
- CL6 - Small scale alterations and additions
- CL9 - Existing buildings - extensions and modifications
- CL11 - Views
- CE2 - Flooding
10. Site photos
Ground floor

Door & partition: modern interventions
Window shutters to be refurbished

Dining room - cornices, skirtings, window shutters and floor boards to be retained and repainted

Kitchen and modern ceiling intervention

Living room - cornices, skirtings, window shutters and floor boards to be retained and repainted
10. Site photos
Details

Details - window shutters, existing ironmongery, and cornices in living room

Fireplace in living room

Staircase
10. Site photos
Lower ground floor

Existing staircase to be retained & refurbished

Damp issues indoors

Master bedroom

Second bedroom
10. Site photos
External areas (rear garden, front lightwell)

Existing staircase - proposed to be replaced

Existing sash windows on rear elevation - proposed to be replaced with timber-framed casement doors

Rear ground floor terrace - proposed to be re-roofed
Railing and staircase (not original) to be replaced, style to reflect the historic railings on the front elevation

Front lightwell - existing ironwork proposed to be repainted