



21 Drayton Gardens, London SW19 9RY

PLANNING AND HERITAGE IMPACT STATEMENT

Lower ground floor rear extension; new windows, doors and external alterations to rear elevation; and internal alterations.

October 2014

INTRODUCTION

1. This statement sets out proposals for a lower ground floor rear extension; new windows, doors and external alterations to rear elevation; and internal alterations at 21 Drayton Gardens. This statement will assess the scheme in the context of the local and national planning policy and the heritage impact of the proposals. It should be read in conjunction with the Design and Access Statement and the other supporting documents.

SITE CONTEXT

2. The site comprises a rectangular area of 288sqm. The site comprises a four storey terrace town house and gardens, located at the northern end of Drayton Gardens. The site has both a large front garden (through which the site is accessed) and rear garden and is backed at the rear boundary by houses situated on Eagle Place.
3. Drayton Gardens is characterised by relatively large terraced houses of 'character' from the mid-19th Century with generous gardens. Many, if not most of these houses have been redeveloped in recent years to incorporate rear extensions and internal alterations. The site itself has undergone some loss of traditional fabric with the installation of modern fittings throughout.
4. The boundaries of the gardens are marked by Old Brompton Road to the north, Thistle Grove and Eagle Place to the east, Fulham Road to the south and Cresswell Place to the west.
5. The site is Grade II listed and is lies within The Boltons Conservation Area.

THE BOLTONS CONSERVATION AREA

6. The townscape analysis undertaken in The Boltons Conservation Area Statement describes Drayton Gardens as ‘long terraces that are elegantly proportioned with Roman doric porticoes’. Other characteristics of the terrace are ‘rounded pediments above first floor windows, and a characteristic parapet, pierced in a guilloche pattern that was originally repeated in the front garden balustrades. The other sections have stucco on the whole elevation, rather than on just window surrounds’. The area was developed by the Gunter family between 1845 and 1870.
7. The conservation area as a whole runs from Collingham Gardens in the north, Fulham Road in the south, Redcliffe Square in the west and Drayton Gardens in the east.

LISTED BUILDING

8. Nos. 1-39 (Odd) Drayton Gardens were Grade II listed in 1969 and the listing description for these properties describes them thus:

“Mid C19 by T Blore. One of 2 facing terraces of yellow brick stucco houses. Roman Doric attic and continuous cast iron balcony balustrades at first floor level, and following line of the porticoes. Central 12 bays (15-25) are higher, with attic storey crowned by open parapet; pilasters through upper floors.”

9. The property and the terrace are designed in a classical idiom, typical of the late Regency and early Victorian period (c. 1830-50). The style of the whole terrace of 1-39 (odd) comprises buff brickwork with rendered quoins, heavy dentil moulding along the eaves, guilloche-style moulding of the parapets of the central blocks (carried forward in some front garden balustrades), giant order pilasters to the

central blocks, simple hood mouldings around the windows and their diminishing size on each floor and the stuccoed ground floors with incised rustication.

10. Most if not all of the properties have been extended at some point in the past, including 'outrigger' rear extensions of varying heights, as well as one and two storey rear infill extensions, such as those approved at No.39 Drayton Gardens and at the adjacent property at No.19.

STATEMENT OF SIGNIFICANCE

11. In this section, the significance of the application site will be examined in context. It should be noted that the statutory designations set out above confer a recognised level of national significance.
12. Locally, the building forms an important element in the streetscape, integral to the homogeneity of the terrace which itself is part of the intended architectural composition of the development as a whole. The terrace itself forms part of a fairly typical architectural style in the immediate vicinity, particularly in roads off the southern side of Old Brompton Road, such as Cranley Gardens and Onslow Gardens. We would therefore consider the building to be of moderate local significance.
13. Regionally, the building represents a building (and terrace) type especially common in the Greater London area for the period of its construction. The style is not specific to the region and so we would consider it to be of low regional significance.
14. Nationally, based on the information we have been able to access and notwithstanding its listed status, we would consider the building to have low national significance.

15. The building forms part of the Day Estate which has been a landholder in the Kensington area for three centuries and has a place alongside the other family developments that facilitated and encouraged the expansion of London and, as a result, played a part in the proliferation of the Georgian terrace across the capital. The continuing ownership of the Estate by the Day family continues this tradition intact from the 18th century.
16. The development is also associated with the local architect, John Blore (1812-82), whose connection with Kensington extended back to his father's building trade. Blore made his own contribution to the current architectural language of this part of Kensington with his designs for the Day Estate, Alexander Estate and, in Chelsea, the Colville Estate. In this area, therefore, is the majority of the corpus of Blore's work in London.
17. For the reason of these connections, we would consider the building to have high level of associative significance.
18. Architecturally, the building does not have exceptional features of design or construction that stand apart from other examples outside of the local context. However, the building does represent a very late example of a style of building which had been prevalent for well over a century. In addition, the architecture of this terrace forms a distinctive group with Drayton Terrace on Old Brompton Road and the west side of Drayton Gardens. Therefore, we would consider the building to have low to moderate architectural significance.
19. The building is illustrative of both the wider and the more specific context in which it was built and used. The terrace, and the development of the Day Estate as a whole, provides a continuing illustration of the westward expansion and development and of suburban London, which saw individual villages in agricultural settings such as Kensington, Chelsea, Earl's Court and Marylebone become part of what could by this time be called Greater London. Associated with this, the workings of the Day Estate and the other family estates of the area, for example

the Alexander Estate, Edwardes Estate and Colville Estate, illustrate the practice by which land was developed and buildings built and is fundamental to our understanding of the evolution of Kensington and Chelsea as a borough.

20. In a narrower context, despite the internal alterations the building remains a legible example of an early Victorian townhouse, with internal hierarchy and room uses understandable. The building represents the Georgian and Regency traditions at the very end of its hegemony in London's architectural scene and is therefore a valuable example of the stylistic changes evident at that time. For the above reasons, we would consider the building to be of high contextual significance.

RELEVANT PLANNING HISTORY

21. A search of the Council's planning history archives reveals the following relevant information:

TP/85/0566 Conditional Permission (11/07/1985) Erection of a rear extension at 2nd floor level, with a terrace above, balcony at rear ground floor level and a 600mm high trellis on the boundary fence between 23 & 21 Drayton Gardens

TP/85/0567 Conditional Permission LBC (11/07/1985) Erection of a 2nd floor rear extension with terrace above, a balcony at rear ground floor level and a 600mm high trellis on the boundary fence between 23 & 21 Drayton Gardens

TP/92/1445 Unconditional Permission LBC (06/11/1992) Retention of replacement staircase to garden providing access from ground floor to rear garden

TP/98/1893 Conditional Permission LBC (16/11/1998) Elevational alterations to windows of existing rear addition.

PP/14/06371 Current application - Infill conservatory extension at lower ground floor level, removal of steps to rear garden, windows and doors to rear elevation and internal alterations.

22. Also relevant is the planning permission approved by the Council for a similar proposal at the adjacent property, No.19 Drayton Gardens:

PP/00/01213 Conditional Permission (06/11/00) erection of rear conservatory at lower ground level and demolition of existing back addition and rebuilding and raising with extension at first floor level

PLANNING POLICY CONTEXT

23. The statutory plan for the site comprises the London Plan 2011; the adopted RBKC Core Strategy 2010; and the saved policies of the RBKC Unitary Development Plan 2002.
24. The Boltons Conservation Area Proposals Statement, published in 1980, is also relevant to the assessment of this application.
25. The NPPF defines listed buildings and conservation areas as ‘designated heritage assets’. Paragraph 132 states that, 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 that the more important the asset, the greater the weight should be.
26. The Council has published for consultation the “publication drafts” of a number of documents as part of the on-going review of the Core Strategy, relating to housing, conservation and design, and other miscellaneous matters. However, as these documents are currently at an early stage, they presently carry no significant weight.

PROPOSALS

27. The Design and Access Statement submitted in support of this planning and listed building consent application details the proposed works and sets out a schedule of the changes that have been made to the original building.
28. The principal alterations to the building take place at lower ground floor level, where it is proposed to insert an infill conservatory, similar to that of the adjacent property at No.19. In line with officers' recommendations at pre-application stage, much of the original fabric of the rear wall and the side wall of the closet wing is retained, with openings linking the kitchen, dining and family spaces. The lower ground floor access to the garden is to be taken via French doors and a 3 bi-fold door to the conservatory, with stone steps leading up to the garden, to match that at No.19.
29. The front room would be converted to a bedroom with en-suite and a separate new W.C. is to be provided serving the lower floors of the house. This would be accessed from a new through-route to the refuse stores in the vaults at the front of the property.
30. At ground floor level, it is proposed to infill the current opening into the front room and to reinstate the original doorways to both rooms. The existing timber doors to the study are to be replaced with new full height inward-opening French doors leading out onto a new balcony enclosed by traditionally detailed balustrades in black painted metal, which replaces the existing stairs leading down to the garden.
31. At first floor level the existing double doors are to be removed and replaced by a more traditional door opening. It is proposed to reinstate the original door opening on the landing with a false door, with the back room converted to form an ensuite to the front bedroom. In addition, the open study is to be partitioned off to form a utility room with 'nibs' of wall introduced to define the entry to the closet wing.

32. At second floor level it is proposed to form two bedrooms. The existing original door opening into the back room is to be reinstated the opening leading to the existing dressing room is to be blocked up. The existing raised floor is to be removed and the access from the half landing is to be reinstated. The space is to be used as the family bathroom with the wall set back from the original back wall to give more space on the half landing. A small glass lantern is to be installed in the flat floor above to drop light onto the hall and stairs, the cill and head to the existing window (in the dressing room) is to be lowered and the window enlarged to maintain the cill of the window approximately 1m above finished floor level.

33. At third floor level one of the bathrooms is to be removed making the front bedroom larger. The loft and roof will be insulated. A small skylight is to be installed in shower room.

34. General alterations are proposed to all floors are proposed, including the replacement of all cornicing, skirting, dado rails.

PRE-APPLICATION CONSULTATION

35. This planning application follows a process of pre-application dialogue with planning and conservation officers (ref: PRE/PLB/1400899/ L3FU). Officers have confirmed that, subject to some final revisions, which have been included in this application, the proposals will preserve the special architectural and historic interest of the listed building and the character and appearance of The Boltons Conservation Area.

KEY PLANNING MATTERS

36. The key planning matters are considered to be:

- Impact on the special architectural and historic interest of the listed building and adjacent listed buildings;
- Impact on the character and appearance of the Conservation Area;
- Impact on the living conditions of neighbouring occupiers.

DESIGN AND HERITAGE IMPACT

37. Moving down from the upper floors of the building: the third floor has one of the ensuite bathrooms in the front bedroom removed and a dual access to the remaining ensuite created for both bedrooms. This improves the layout of the front bedroom, bringing it closer to the original layout and is an enhancement to the building.

38. A new skylight is added to the existing flat roof over the extended rear outrigger. The skylight brings daylight down into the landing and stairwell below and has been reduced in height by 100mm from the proposal put forward at pre-application stage and it is set in from the external walls of the outrigger, such that it would not be visible from surrounding vantage points. This alteration is therefore considered to have a negligible impact and would preserve the special architectural and historic interest of the listed building and adjacent listed buildings.

39. The second floor becomes two bedrooms with the original doorways into the main rooms opened up. Storage cupboards are inserted for each bedroom, utilising the existing opening between the rooms. The dressing room becomes the family bathroom accessed from the landing, with the window in the rear elevation repositioned to sit at an appropriate height within the room. The reversion to the original plan form is considered to be an enhancement to the building, while the attendant alterations are considered to be practical improvements, which preserve the special architectural and historic interest of the listed building.

40. The first floor becomes the master bedroom with an ensuite shower room. The original doorways to the main rooms from the landing are reinstated, though the door to what is now the ensuite would be non-opening. Internal walls between the front room and both the landing and ensuite would be reinstated. What is now the study in the outrigger extension is subdivided to create a utility room serving the house and a 'nib' of wall is introduced to demark the entrance to the closet wing. The proposed alterations are considered to be enhancements to the special architectural and historic interest of the listed building.
41. At ground floor the original opening into the front room is to be reinstated and the doors linking the front and rear rooms are removed. The tortuous access from the rear room into the rear closet wing is closed up.
42. The French doors from the main rear room are to be replaced with timber framed glazed doors with a traditionally detailed balustrade in black painted metal. The French doors to the rear closet wing are also to be replaced with inward-opening timber-framed glazed doors. The existing metal balcony and the steps down to the rear garden are to be removed and replaced by a small balcony, with a traditionally detailed balustrade.
43. The proposed alterations see the reinstatement of a number of original features and improvements to accessibility within the building. The removal of the external metal stair to the garden is an improvement of the rear elevation and an enhancement to the character and appearance of the conservation area.
44. At lower ground floor an infill conservatory extension is proposed, which closely follows the principles of that approved at the adjacent property, No.19 Drayton Gardens. The conservatory would be subservient to the main building, set back 300mm from the rear wall of the closet wing, and would sit comfortably within the rear courtyard. The resultant kitchen/dining/family space, which now provides the main access to the rear garden, gives a new lease of life to this part of the building and becomes the heart of the house.

45. The front room will provide an additional bedroom with ensuite and a WC for the lower floors of the house. The hallway through to the front of the building is typical of a number of properties in the terrace and provides a secondary access into the house and access to refuse and storage areas within the front vaults.
46. The lower ground floor sees the most intervention, which befits its lower order in the hierarchy of the house. However, the sense of the original layout is clearly maintained, with the majority of the original fabric retained, and the impact on the special architectural and historic interest of the listed building is not considered to be harmful. The external alterations to the building are considered to preserve that character and appearance of the conservation area.
47. In their various elements the proposals are considered to be acceptable in terms of their impact on the special architectural and historic interest of the listed building and adjacent listed buildings and to preserve the character and appearance of The Boltons Conservation Area in accordance with policy CL 3 and CL 4 of the adopted Core Strategy; the policies of the London Plan and the NPPF.

RESIDENTIAL AMENITY

48. The existing steps from the ground floor to the rear garden are to be removed. The proposed ground floor layout includes replacement doors and a small balcony, in the same position as the existing steps. The relationship between the rear balcony and the rear garden of the adjacent property at No.23 Drayton Gardens is therefore unchanged and there is no harmful impact in terms of loss of privacy or overlooking in this regard.
49. The relationship with No.19 Drayton Gardens remains unchanged and existing levels of privacy are maintained for the neighbouring property, while the future occupiers of the application site would enjoy a good standard of residential amenity.

50. It is therefore considered that the proposals would not result in an unacceptable level of residential amenity for neighbouring residents, or the future occupiers of the property, in line with Policy CL5 of the Core Strategy.

DEMOLITION MANAGEMENT

51. The proposals include the partial demolition of internal walls. All works are to be carried out by hand. As a result there will be very little spoil arising from the work and no significant construction plant or vehicles involved in the demolition of walls and general refurbishments of the 21 Drayton Gardens or the removal of waste from the site.

52. Due to the method of refurbishments, the works are likely to cause minimal dust; however, dust suppression methods (principally plastic sheeting) would be implemented should it prove necessary to do so.

53. All work on the site will be carried out in strict accordance with Health and Safety regulations.

SUSTAINABLE URBAN DRAINAGE SYSTEM

54. The surface of the existing external yard is impermeable and therefore the proposals to create an infill conservatory extension do not increase the net area of impermeable surface. The proposals therefore accord with Policy CE 2 (e) of the Core Strategy.

CONCLUSIONS

55. It is considered that the proposals represent an excellent opportunity to enhance the property through the replacement of previous unsatisfactory interventions, while at the same time updating the property to accommodate modern family life.

56. The proposed alterations of the property as a whole, by reason of their location and design, would preserve the special architectural and historic interest of the listed building and the character and appearance of this part of The Boltons Conservation Area. It is considered that the proposals would not cause harm to the residential amenity of the adjoining properties at No.19 and No.23 and are compliant with the relevant policies of the Development Plan.

57. It is therefore considered that the application proposals pass the tests set out in Section 38 of the Planning and Compulsory Purchase Act 2005 and Section 72 of the Listed Buildings and Conservation Areas Act 1990 and that planning permission and listed building consent should be granted accordingly.